



NEW RESIDENTIAL CONSTRUCTION, STORAGE AND DETACHED GARAGE.

Structural & Mechanical Engineering

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COVER SHEET

FEB. 03, 2023

A. GENERAL

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. STANDARD FORM A201 - CURRENT EDITION, ARE HEREBY INCORPORATED INTO THIS DOCUMENT EXCEPT AS SPECIFICALLY MODIFIED BELOW.

2. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. SCHEDULING OF APPROVALS AND INSPECTIONS BY AUTHORITIES HAVING JURISDICTION (A.H.J.) OVER THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. THE CONTRACT DOCUMENTS CONVEY DESIGN INTENT AND THE GENERAL TYPE OF CONSTRUCTION DESIRED ARE INTENDED TO APPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

4. ANY ITEMS NOTED "BY OWNER" OR AS BEING PROVIDED BY OWNER IN THESE CONTRACT DOCUMENTS SHALL BE PROVIDED BY THE OWNER OR HIS VENDORS AND INSTALLED BY THE GENERAL CONTRACTOR OR HIS FORCES UNLESS EXPRESSLY NOTED AS BEING INSTALLED "BY OWNER" - REFER TO THE RESPONSIBILITY SCHEDULE FOR MORE INFORMATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL ACCESSORY MATERIALS REQUIRED TO INSTALL SUCH ITEMS AND MAKE FINAL CONNECTIONS.

5. PRIOR TO SUBMITTING A PROPOSAL OR COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VISIT THE PROJECT SITE TO COMPARE THE SCOPE OF WORK SHOWN ON THE DRAWINGS AND OTHER CONTRACT DOCUMENTS WITH EXISTING CONDITIONS. PROMPTLY REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES OR OTHER DETRIMENTAL CONDITIONS TO THE ARCHITECT. IF THE CONTRACTOR FAILS TO PERFORM THIS OBLIGATION, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS AND DAMAGES ASSOCIATED WITH ACTIONS REQUIRED TO CORRECT UNREPORTED CONDITIONS THAT OTHERWISE COULD HAVE BEEN AVOIDED.

6. IN THE EVENT THAT DISCREPANCIES ARE FOUND BETWEEN DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST A CLARIFICATION FROM THE ARCHITECT IN WRITING. THE ARCHITECT'S RESPONSE TO THE CONTRACTOR'S REQUEST FOR INFORMATION SHALL NOT BE CAUSE FOR A CHANGE IN THE CONTRACT AMOUNT UNLESS IT IS AGREED THAT THE ORIGINAL SCOPE OF WORK HAS BEEN ALTERED BY THE RESPONSE.

7. ALL CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANTS WORK AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS EXPENSE AND AT NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS OR THE OWNER.

8. GENERAL CONTRACTOR WILL COORDINATE ALL WORK WITH THE LANDLORD AND PERFORM WORK TO MEET ALL REQUIREMENTS OF THE LEASE AGREEMENT.
CONTRACTORS WORK IS SUBJECT TO INSPECTION BY THE LANDLORD FOR COMPLIANCE WITH THE TERMS OF THE LEASE AGREEMENT.

9. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF WORK, SCHEDULE OF VALUES, AND INSURANCE CERTIFICATE. THIS SCHEDULE SHALL INDICATE ORDERING LEAD TIMES, A BEGINNING AND END DATE FOR EACH PHASE AND A PROJECTED COMPLETION DATE FOR THE ENTIRE PROJECT.

10. THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK EFFORTS FOR ALL ENGINEERS, SUBCONTRACTORS, CRAFTSMEN AND TRADESMEN REQUIRED TO COMPLETE THE JOB AND SHALL BE RESPONSIBLE FOR PROVIDING THEM WITH FULL SETS OF CURRENT DRAWINGS, ADDENDUM, AND OTHER SUPPLEMENTAL INFORMATION PERTINENT TO THE COMPLETION OF THE WORK.

11. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE AND ABOVE THE CEILINGS (INCLUDING BUT NOT LIMITED TO, STRUCTURAL MEMBERS, CONDUITS, RACEWAYS, LIGHT FIXTURES, CEILING SYSTEM AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE.

12. THE CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AND ELECTRICAL SERVICE FOR TRADES.

13. UNLESS OTHERWISE STIPULATED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, STORAGE AND PAYMENT OF ALL LABOR, MATERIALS, TAXES, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK WHETHER OR NOT IT IS SPECIFICALLY CALLED OUT OR DETAILED ON THE DRAWINGS.

14. THE CONTRACTOR WARRANTS TO THE OWNER THAT MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT WILL MEET INDUSTRY STANDARDS AND BE NEW AND OF GOOD QUALITY UNLESS OTHERWISE PERMITTED BY THE CONTRACT DOCUMENTS. THE WORK WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, FREE FROM DEFECTS AND WILL BE COMPLETED IN A NEAT AND WORKMANLIKE MANNER ACCEPTABLE TO THE OWNER.

15. THE CONTRACTOR SHALL PROMPTLY CORRECT IN A PROFESSIONAL MANNER, AT NO COST TO THE OWNER AND WITHOUT CHANGE IN CONTRACT TIME, ALL NON-CONFORMING OR DEFECTIVE WORK AND DAMAGES CAUSED BY HIS WORK OR WORKMEN WHETHER DISCOVERED BEFORE OR AFTER SUBSTANTIAL COMPLETION.

16. THE CONTRACTOR SHALL INSPECT ALL EQUIPMENT AND SYSTEMS FOR PROPER OPERATIONS UPON SUBSTANTIAL COMPLETION OF PROJECT.

17. THE CONTRACTOR SHALL THOROUGHLY CLEAN THE ENTIRE PROJECT SITE AND ADJACENT AFFECTED SPACES TO THE SATISFACTION OF THE OWNER.

18. THE GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING REPORTS AND

GUARANTEES TO THE OWNER OR OWNER'S REPRESENTATIVE:

A. ELECTRICAL INSPECTOR'S CERTIFICATE OF COMPLIANCE WITH A.H.J.

REQUIREMENTS.
B. PLUMBING INSPECTOR'S CERTIFICATE OF COMPLIANCE WITH A.H.J.

REQUIREMENTS

C. FIRE MARSHALL'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.

D. BUILDING INSPECTOR'S CERTIFICATE OF COMPLIANCE WITH A.H.J.

REQUIREMENTS

E. HEALTH DEPARTMENT CERTIFICATE OF COMPLIANCE WITH A.H.J.

REQUIREMENTS.
F. A.H.J. CERTIFICATE OF OCCUPANCY.

T. A.H.O. GERTHIOATE OF GOOD!

B. DRAWING CONVENTIONS

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DRAWINGS.

NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN DRAWING DIMENSIONS AND FIELD CONDITIONS.

2. PLAN DIMENSIONS ARE GIVEN TO FACE OF STUDS OR FACE OF EXISTING WALL OR FACE OF NEW FIRE-RATED WALL UNLESS OTHERWISE NOTED.

3. PARTITION THICKNESS IS DERIVED FROM DESCRIPTION OF THE PARTITION CONSTRUCTION AND/OR DESIGNATED DETAIL

4. PARTITIONS THAT INTERSECT INTERIOR OR EXTERIOR GLAZED WALLS ARE TO CENTER ON MULLIONS AND PERPENDICULAR TO EXTERIOR WALL UNLESS DETAILED OTHERWISE.

5. UNLESS OTHERWISE NOTED, PARTITIONS AND OTHER ELEMENTS ON THE DRAWING THAT ARE DRAWN AT AN OBLIQUE ANGLE ARE TO BE CONSTRUCTED AT A 45-DEGREE ANGLE TO THE MAIN GRID.

6. WALLS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE UNLESS OTHERWISE NOTED.

7. UNLESS DIMENSIONED OTHERWISE, DEPTH OF FURRING ON COLUMNS AND OTHER ELEMENTS IS TO BE HELD TO THE MINIMUM THICKNESS REQUIRED TO CONCEAL MECHANICAL, PLUMBING OR ELECTRICAL COMPONENTS.

8. UNLESS OTHERWISE INDICATED, POSITION DOOR JAMBS 4" OFF THE FACE OF ADJACENT INTERSECTING PARTITIONS OR CENTER ON PARTITION.

9. OUTLETS THAT OCCUR ON OPPOSITE SIDES OF THE SAME PARTITION ARE TO BE STAGGERED HORIZONTALLY A MINIMUM OF 12" TO MINIMIZE SOUND TRANSMISSION.

C. DEMOLITION, CUTTING, AND PATCHING

1. THE CONTRACTOR SHALL INSPECT THE SITE AND CALL ATTENTION TO
ENVIRONMENTAL HAZARDS WITH LANDLORD. SAID HAZARDS ARE TO BE REMOVED AT
THE LANDLORD'S EXPENSE. REMOVAL SHALL ADHERE TO THE ENVIRONMENTAL
PROTECTION AGENCY'S GUIDELINES.

2. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, CUTTING AND PATCHING REQUIRED TO FACILITATE COMPLETION OF THE WORK.

3. PRIOR TO STARTING WORK, ERECT TEMPORARY BARRIERS AROUND THE PERIMETER OF THE PROJECT AND BASE BUILDING TOILET FACILITIES TO PREVENT THE SPREAD OF DUST AND OTHER CONTAMINANTS TO ADJACENT AREAS OF THE BUILDING. MAINTAIN DUST PROOF AND SOUND BARRIERS THROUGHOUT THE COURSE OF CONSTRUCTION OR UNTIL NO LONGER REQUIRED. REMOVE BARRIERS AND REPAIR ANY DAMAGE CAUSED BY THEIR INSTALLATION TO MATCH ADJACENT SURFACES.

4. UNLESS NOTED OTHERWISE, ALL DEMOLISHED DEBRIS, MATERIAL, EQUIPMENT AND FIXTURES BECOME THE PROPERTY OF THE CONTRACTOR WHO IS RESPONSIBLE FOR ITS SAFE REMOVAL FROM THE SITE. DISPOSAL OF DEMOLISHED MATERIAL SHALL BE IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION. COORDINATE WITH LANDLORD.

5. PATCH ALL EXISTING OR NEWLY DAMAGED AREAS TO MATCH ADJACENT SURFACES IN QUALITY. TEXTURE AND COLOR.

6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRENCHING AND UNDER GROUND WORK WITH SUBCONTRACTORS.

D. GENERAL CONSTRUCTION

1. CONTRACTOR SHALL VERIFY ALL GRID LINE COORDINATES AND CHECK THEM AGAINST DIMENSIONS SHOWN ON PLANS AND DETAILS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY DURING STAKING.

2. ALL LANDSCAPE MATERIALS DISPLACED OR DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION.

3. THE CONTRACTOR SHALL FIRMLY ANCHOR PARTITIONS PER JURISDICTION AND INDUSTRY STANDARDS AND USE METAL TRIM ACCESSORIES AT EXPOSED CORNERS, EDGES AND ENDS IN PLASTER AND DRYWALL PARTITIONS.

4. PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING FOR ALL WALL MOUNTED PLUMBING FIXTURES, TOILET ACCESSORIES, CABINETS, AND TABLES.

5. ALL CONCEALED PLYWOOD, WOOD BLOCKING, AND WOOD STUD/JOIST FRAMING SHALL MEET U.L. FIRE RETARDANT TREATED REQUIREMENTS.

6. ALL MATERIALS USED IN UNFINISHED ATTIC SPACE SHALL BE NON-COMBUSTIBLE. ANY WOOD SHALL BE FIRE RETARDANT TREATED.

7. DO NOT PUNCH OR USE METAL DECK TO SUPPORT SUSPENDED CEILING.
SUSPENDED METAL FRAMING-CEILING AND METAL STUD PARTITION FRAMING SHALL BE
SUPPORTED FROM STRUCTURAL STEEL ROOF FRAME.

8. ALL ROOF PENETRATIONS SHALL BE CUT, FLASHED AND SEALED BY THE LANDLORD'S ROOFING CONTRACTOR IN ORDER TO MAINTAIN THE ROOF SYSTEM INTEGRITY AND WARRANTY.

9. THE CONTRACTOR SHALL PROVIDE ACCESS PANELS REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS PER LOCAL BUILDING CODES. LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

10. CEILING FRAMING IN THE FIELD SHALL BE SQUARE, LEVEL AND PERFECTLY ALIGNED WITH EACH OTHER AND WITH THE RECESSED LIGHT FIXTURES. ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILING.

11. NEW PIPE, CONDUIT AND DUCT PENETRATIONS OF FIRE RATED ASSEMBLIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AN UNDERWRITERS LABORATORY TESTED DESIGN.

12. WIRING AND CONDUIT IS TO BE CONCEALED IN BOTH NEW AND EXISTING PARTITIONS WITH ALL OUTLETS, SWITCHES AND SIMILAR DEVICES MOUNTED IN RECESSED JUNCTION BOXES WITH FLUSH COVER PLATES. SURFACE MOUNTED CONDUIT, WIREMOLD, OUTLETS, ETC. WILL NOT BE PERMITTED UNLESS OTHERWISE NOTED.

13. VERIFY EXACT DIMENSIONS OF ALL OWNER SUPPLIED EQUIPMENT, FEATURES AND FIXTURES TO ASSURE A PROPER FIT WHERE EQUIPMENT, FEATURES AND FIXTURES ARE SHOWN BUILT-IN TO NEW MILLWORK, UNDER COUNTER AND BETWEEN NEW AND EXISTING PARTITIONS.

14. COMMUNICATION, DATA, SECURITY AND SIMILAR SYSTEMS WILL BE PROVIDED AND INSTALLED BY THE OWNER UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER' AND PROVIDE CONDUIT, BOXES AND OTHER ROUGH-IN REQUIREMENTS TO FACILITATE FINAL WIRING INSTALLATION.

15. LOCKSETS SHALL BE "KEYED" IN ACCORDANCE WITH OWNER REQUIREMENTS.
"KEYS" ARE TO BE DELIVERED TO OWNER PROPERLY TESTED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH LANDLORD.

16. PROVIDE STANDARD IDENTIFICATION PLATE WITH OWNER NAME AND SPACE DESIGNATION/ADDRESS AS SPECIFIED THROUGH A COMMON MANUFACTURER BY THE LANDLORD. IF NO LANDLORD STANDARD PROVIDED, PROVIDE A STANDARD 3" X 9" LAMINATED PLASTIC, DARK COOL GRAY COLORED FACE WITH WHITE LETTERING ROUTED INTO FACE. FASTENED TO OWNER REAR EXIT SERVICE DOOR ON THE ACCESS CORRIDOR FACE.

17. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL TILE LOCATIONS, PLASTIC PANEL LOCATIONS, MECHANICAL ROOM WALLS, AND AS NOTED ON DRAWINGS.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL V.O.C. REGULATIONS FOR MATERIALS USED IN CONSTRUCTION.

19. SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF FLOORING, STONE, WOOD, OR OTHER MATERIAL. FINISHED FLOORS SHALL BE COVERED AFTER INSTALLATION FOR PROTECTION.

E. FIRE / LIFE SAFETY

SECURITY SYSTEMS.

1. ALL REQUIRED PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE BUILDINGS ARE OCCUPIED.

MAINTAIN THE FUNCTION AND INTEGRITY OF EXISTING FIRE, LIFE/SAFETY AND

3. PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS

4. PROVIDE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.

5. DURING CONSTRUCTION THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN (75 FT.) FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR

F. REQUIRED APPROVALS AND SUBMITTALS

1. WHERE THE TERMS "OR EQUAL", "SIMILAR", OR OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND MUST BE SUBMITTED FOR APPROVAL PRIOR TO PURCHASE OR USE.

2. THE CONTRACTOR SHALL HAVE (10) WORKING DAYS FROM AWARD OF THE CONTRACT TO SUBMIT SUBSTITUTIONS OF SPECIFIED PRODUCTS OR WORK FOR REVIEW BY ARCHITECT AND SHALL INCLUDE CUT SHEETS WITH SPECIFICATIONS AND REASONS FOR SUBSTITUTION. THE ARCHITECT SHALL RESPOND IN (10) WORKING DAYS FROM RECEIPT OF SUBMITTAL. NO SUBSTITUTIONS SHALL BE ACCEPTED AFTER THE INITIAL TIME LIMIT HAS EXPIRED.

3. THE CONTRACTOR SHALL REVIEW, SIGN, DATE AND SUBMIT A MINIMUM OF (3) SETS OF COMPLETE AND DETAILED SHOP DRAWINGS, FINISHES, FIXTURE AND EQUIPMENT CUT SHEETS TO ARCHITECT FOR REVIEW. THE ARCHITECT SHALL HAVE (10) WORKING DAYS TURNAROUND TIME FROM RECEIPT OF SUBMITTAL. ALL SHOP DRAWINGS AND CUT SHEETS SIGNED "REVIEWED" SHALL SUPERSEDE ORIGINAL DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.

4. IN THE EVENT THAT THE AFOREMENTIONED DRAWINGS, SPECIFICATIONS, ETC. ARE NOT SUBMITTED FOR REVIEW AND APPROVAL, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE REPLACEMENT, CORRECTION OR ACQUISITION OF PRODUCTS TO COMPLY WITH OWNER'S SPECIFICATION AND APPROVAL.

5. THE CONTRACTOR SHALL PROVIDE CHALK LINES ON THE SLAB OF PARTITIONS FOR APPROVAL PRIOR TO FRAMING AND SHALL NOTIFY ARCHITECT OF ANY DEVIATION FROM CONSTRUCTION DIMENSIONS OR CLEARANCES AS DESIGNATED ON THE DRAWINGS OR OF APPARENT CONSTRUCTION CONFLICTS.

6. UPON SUBSTANTIAL COMPLETION OF WORK, THE HVAC SYSTEM SHALL BE BALANCED BY A QUALIFIED ENGINEER AND A WRITTEN REPORT SHALL BE SUBMITTED TO THE OWNER.

7. UPON SUBMISSION OF THE "FINAL APPLICATION FOR PAYMENT", THE CONTRACTOR SHALL PROVIDE THE OWNER WITH (1) SET OF AS-BUILT DOCUMENTATION INCLUDING DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS, PRODUCT DATA, EQUIPMENT WARRANTIES AND MANUALS, FINISH SAMPLES AND OTHER REQUIRED SUBMITTALS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN WARRANTY COVERING ALL WORK PERFORMED UNDER THE CONTRACT. WARRANTY SHALL BE FOR A PERIOD OF ONE YEAR COMMENCING ON THE DATE OF SUBSTANTIAL COMPLETION AND SHALL BE INCLUDED WITH THIS SUBMITTAL.

8. THE CONTRACTOR SHALL SUPPLY LIEN WAIVERS RELATING TO ALL WORK WITH THE "FINAL APPLICATION FOR PAYMENT" TO BE REVIEWED FOR "FINAL CERTIFICATE OF PAYMENT".

G. CHANGES IN WORK

1. THE OWNER WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK - THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY SHALL BE INDICATED ON THE CHANGE ORDER.

2. CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR REVIEW BY OWNER AND SHOULD INCLUDE A COMPLETE DESCRIPTION OF THE WORK, MATERIALS BEING USED, THE ROOM NUMBER OR AREA AFFECTED, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED.

H. SITE CONSIDERATIONS

DEMOLITION WORK SHALL BE COORDINATED WITH THE LANDLORD TO MINIMIZE DISRUPTION AND INCONVENIENCE TO OTHER OWNERS IN OCCUPIED BUILDINGS.

MAINTAIN SAFE MEANS OF ACCESS AND EGRESS TO OCCUPIED OWNER SPACES.

2. PROVIDE CONCRETE FLOOR SLAB THROUGHOUT "LEAVE-OUT" AREA IN BACK OF HOUSE - MATCH EXISTING FLOOR CONSTRUCTION; COORDINATE WITH LANDLORD.

3. MAINTAIN THE INTEGRITY OF RATED PARTITIONS AND OTHER FIRE RATED ASSEMBLIES. REPAIR OR REPLACE DAMAGED PORTIONS WITH NEW CONSTRUCTION TO MATCH EXISTING AND HAVE REPAIR WORK APPROVED BY THE BUILDING INSPECTOR.

4. THE GENERAL CONTRACTOR SHALL REVIEW THE OWNER'S SPACE WITH THE LANDLORD TO DETERMINE IF ANY ACCESS PANELS ARE LOCATED IN THE OWNER'S SPACE FOR THE LANDLORD'S AND/OR OTHER OWNER ELECTRICAL BOXES AND/OR VALVES. THE GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND THE OWNER OF ANY REQUIRED ACCESS PANEL LOCATIONS.

5. BUILDING MECHANICAL AND ELECTRICAL SERVICE SHUT DOWN REQUIRED FOR THIS WORK SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR A MINIMUM OF (72) HOURS IN ADVANCE OF THE SHUT DOWN. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM AUTHORITIES HAVING JURISDICTION PRIOR TO SHUT DOWN AND SHALL NOT OVERLY INCONVENIENCE BUILDING OCCUPANTS.

6. VERIFY EXISTING SPRINKLER DROP LOCATIONS (IF ANY). ADDITIONS, MODIFICATIONS OR RELOCATIONS OF THE EXISTING SPRINKLER SYSTEM ARE TO BE ALTERED IN TOTAL CONFORMANCE WITH LANDLORD'S CRITERIA AND SHALL BE SUBMITTED FOR PERMIT SEPARATELY. DRAWINGS SHALL BE SUBMITTED TO LANDLORD FOR REVIEW AND SUBMITTED SEPARATELY TO THE FIRE MARSHAL FOR PERMIT.

7. SPRINKLER HEADS AT STOREFRONT AND DISPLAY WINDOWS MUST BE FLUSH TYPE WITH COVER PLATES PAINTED TO MATCH THE ADJACENT CEILING COLOR. DINING AND KITCHEN MUST HAVE SEMI-RECESSED HEADS WITH ESCUTCHEON RINGS PAINTED TO MATCH THE ADJACENT CEILING COLOR.

8. WOOD CASEWORK SHALL CONFORM TO ARCHITECTURAL WOODWORK INSTITUTE (AWI) "PREMIUM GRADE" QUALITY STANDARDS AND SHALL BE "FLUSH OVERLAY" CONSTRUCTION UNLESS DETAILED OTHERWISE ON THE DRAWINGS.

9. PLASTIC LAMINATE CASEWORK SHALL CONFORM TO ARCHITECTURAL WOODWORK INSTITUTE (AWI) "CUSTOM GRADE" QUALITY STANDARDS AND SHALL BE "FLUSH OVERLAY" CONSTRUCTION UNLESS DETAILED OTHERWISE ON THE DRAWINGS.

10. CASEWORK SHALL BE SCRIBED TO WALL OR CEILING. CONTRACTOR SHALL COORDINATE WITH OTHER INVOLVED TRADES.

EGRESS NOTES

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54LUX).

3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.2-1022.5.3)

6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.

7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.

THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" SIGN REQUIRED.

 ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 -

10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.

12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:;

A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS

B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING
 REQUIRED TO HAVE TOW OR MORE EXITS.;

 C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT
 DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS
 REQUIRED TO HAVE TWO OR MORE EXITS.

D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT_CANDLE (1 LUX) MEASURE ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CAN (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATION OF 40 TO 1 SHALL NOT BE EXCEEDED.

IRE DEPARTMENT NOTES

1. "K" RATED PORTABLE FIRE EXTINGUISHER(S) SHALL BE PROVIDED FOR THE KITCHEN

AREA IF EQUIPPED WITH A COMMERCIAL HOOD SYSTEM.

2. MINIMUM 2A 10B:C FIRE EXTINGUISHERS SHALL BE PROVIDED. TRAVEL DISTANCE TO ANY EXTINGUISHER SHALL NOT EXCEED 75 FEET FROM ANY PORTION OF THE BUILDING. EXTINGUISHER(S) SHALL BE HUNG NO HIGHER THAN 44 INCHES MEASURED

3. PLANS FOR ANY AUTOMATIC SPRINKLER SYSTEM (INCLUDING TENANT IMPROVEMENT WORK), HOOD SUPPRESSION SYSTEM AND/OR ALARM SYSTEM, SHALL BE SUBMITTED WITH FEES TO JURISDICTION FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FROM THE FLOOR TO THE TOP OF THE EXTINGUISHER.

4. PANIC HARDWARE: EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, E, I-2 OR I-2.1 OCCUPANCIES HAVING AN OCCUPANT LOAD OF 50 OR MORE AND ANY GROUP H OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE.

5. LOCKS AND LATCHES, SECTION 1008.1.9.3 ITEM 2: IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED: A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.

NOTE: THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

6. DECORATIVE MATERIALS: IN EVERY GROUP A, E, I, R-1 AND R-2 OCCUPANCIES ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIAL INCLUDING CHRISTMAS TREES, THAT WOULD TEND TO INCREASE THE FIRE AND PANIC HAZARD SHALL BE MADE FROM A NON FLAMMABLE MATERIAL, OR SHALL BE TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE "STATE FIRE MARSHAL". PER CALIFORNIA CODE OF REGULATIONS TITLE 19, ARTICLE 3, SUBSECTION 3.08 - DECORATIVE MATERIALS. PROVIDE A CALIFORNIA STATE FIRE MARSHAL CERTIFICATE OF FLAME RETARDANT OR A CALIFORNIA STATE FIRE MARSHAL APPROVED TESTING LAB CERTIFICATION FOR ANY DECORATIVE MATERIALS PRIOR TO FINAL INSPECTIONS. SAMPLES (4" X 12") ARE REQUIRED TO BE SUBMITTED TO VCFD FOR TESTING AND APPROVAL.

7. ADDITIONAL EXIT SIGNS AND EMERGENCY LIGHTING MAY BE REQUIRED PRIOR TO FINAL INSPECTION FOR OCCUPANCY. A PRELIMINARY WALK-THROUGH INSPECTION IS RECOMMENDED.

8. MAXIMUM OCCUPANT LOAD SIGN(S) SHALL BE POSTED IN ASSEMBLY AREA(S).

ACCESSIBILITY NOTES

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMEN LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSANGER ELEVATORS, OR SPECIAL ACCESS LIFTS.

2. FLOOR SURFACES SHALL BE SLIP RESISTANT,

ACCESSIBILITY NOTES

3. EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH.

4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2.

5. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FINISHED FLOOR

6. CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.

7. MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR AND INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS.

8. BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE 10" HIGH SMOOTH PANEL ON PUSH SIDE OF NARROW FRAME DOORS.

9. EVERY REQUIRED ENTRANCE OF PASSAGE DOORWAY SHALL BE NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".

10. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

11. IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND

ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING

PEDESTRIAN WAYS.

12. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL
BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE
DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND A LENGTH IN THE OPPOSITE
DIRECTION OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS

13. FLOORS OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD
OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A
SLOPE NO GREATER THAN 1:2.

14. TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER THREAD OF EACH INTERIOR STAIR WITH A CONTRASTING COLOR STRIP AT LEAST 2" WIDE, PLACES PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STOP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESTAURANT AS THE THREADS OF THE STAIR.

15. CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.

16. SANITARY FACILITIES LOCATED ON AN ACCESSIBLE FLOOR OF A BUILDING SHALL BE ACCESSIBLE TO THE PHYSICALLY DISABLED.

17. ENTRY TO SANITARY FACILITIES SHALL BE:

CLOSED POSITION.

A. 44" CLEAR OR CORRIDORS WHERE OCCUPANT LOAD IS 10 OR MORE.
B. DOORWAYS TO HAVE 32" CLEAR OPENING.
C. ON APPROACH SIDE, PROVIDE 60" CLEAR LEVEL SPACE WHEN DOOR SWINGS
TOWARD APPROACH. AND 48" CLEAR SPACE WHEN DOOR SWINGS AWAY FROM

18. TOILET ROOM ACCESSORIES:

A. MOUNT BOTTOM EDGE OF MIRRORS NO HIGHER THAN 40" ABOVE FINISHED

FLOOR.

B. MOUNT TOILET TISSUE DISPENSERS WITHIN 7" MIN AND 9" MAX FROM THE FRONT OF THE TOILET SEAT.

C. MOUNT DISPENSING AND DISPOSAL FIXTURES (TOWEL, SANITARY NAPKINS.

WASTE, ETC.) WITH OPERATING PARTS NO HIGHER THAN 40" FROM THE FLOOR.

ACCESSIBLE TO THE DISABLED.

19. SINGLE ACCOMMODATION TOILET FACILITIES:

A. WATER CLOSET SHALL BE 28" CLEAR FROM FIXTURES AND 32" FROM WALLS.

B. MINIMUM CLEAR SPACE IN FRONT OF A WATER CLOSET SHALL BE 48"

C. A 36" X 48" SPACE IS PERMITTED IN FRONT OF EXISTING WATER CLOSETS

20. WATER CLOSET HEIGHT (AT TOP OF SEAT) SHALL BE BETWEEN 17" AND 19" ABOVE FINISHED FLOOR.

21. MOUNT FLUSH VALVE CONTROL NO MORE THAN 44" ABOVE FINISHED FLOOR, ON SIDE OF TOILET WITH THE GREATEST SEPARATION FROM ADJACENT WALL OR OTHER

22. PROVIDE GRAB BARS ON EACH SIDE, OR ON ONE SIDE AND BACK OF WATER CLOSET: A. GRAB BARS TO BE A.F.F. AND PARALLEL TO FLOOR

B. SIDE BARS TO BE 42" LONG AND PROJECT 24" IN FRONT OF WATER CLOSET STOOL. GRAB BAR AT BACK TO BE 36" LONG.

C. DIAMETER OF GRAB BARS TO BE BETWEEN 1-1/4" AND 1-1/2".

D. PROVIDE 1-1/2" CLEAR BETWEEN GRAB BARS AND WALL.

E. GRAB BARS (INCLUDING CONNECTORS, FASTENERS, SUPPORT BACKING, ETC.)
 SHALL SUPPORT A 250 LB. LOAD.
 F. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

G. GRAB BARS AND ANY ADJACENT SURFACE SHALL BE FREE OF SHARP OR

ABRASIVE ELEMENTS.
H. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8"

23. PROVIDE A 30" X 48" CLEAR FLOOR SPACE IN FRONT OF LAVATORY TO PERMIT FORWARD APPROACH.

24. MOUNT LAVATORIES 29" MINIMUM CLEAR FROM FLOOR TO BOTTOM OF APRON.

PROVIDE KNEE CLEARANCE UNDER FRONT LIP EXTENDING 30" MINIMUM WIDTH, 8" MINIMUM DEPTH AT TOP, AND 17" MINIMUM AT BOTTOM AND 9" ABOVE FINISHED FLOOR.

25. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE

WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5

LBS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS

ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING ARE ALLOWED IF FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

27. NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

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Revision Notes:

Date Description

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26. INSULATE OR OTHERWISE COVER HOT WATER AND DRAIN PIPES UNDER LAVATORIES.

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SPECIFICATIONS

DIVISION 00 - CONDITIONS OF CONTRACT

- Referenced Organizations a. ACI American Concrete Institute (www.concrete.org)
- b. AISC American Institute of Steel Construction (www.aisc.org)
- c. AITC American Institute of Timber Constructio (www.aitc-glulam.org) d. ANSI American National Standard Institute (www.ansi.org)
- e. APA American Plywood Association (www.apawood.org) ASHRAE American Society of Heating, Refrigeration, and Air Conditioning Engineering (www.ashrae.org)
- ASTM American Society for Testing and Materials (www.astm.org)
- . AWI Architectural Woodwork Institute (www.awinet.org) AWS American Welding Society (www.aws.org)
- AAMA Architectural Aluminum Manufacturers' Association (www.aamanet.org)
- CRI Carpet and Rug institute (www.carpet-rug.org)
- CEC California Energy Commission (www.energy.ca.gov)
- m. CRSI Concrete Reinforcing Steel Institute (www.crsi.org)
- n. FS Federal Specification (http://apps.fss.gsa.gov/pub/fedspecs/)
- o. GA Gypsum Association (www.gypsum.org) p. GANA Glass association of North America (www.glasswebsite.com)
- q. ICC International Code Council (www.iccsafe.org)
- NIST PS National Institute of Standards and Technology, Product Standards (www.nist.org)
- s. NEMA National Electrical Manufacturers Association (www.nema.org)
- NFPA National Fire Protection Association (www.nfpa.org) u. NFRC National Fenestration Rating Council (www.nfrc.org)
- v. NOFMA National Oak Flooring Manufacturers Association (www.nofma.org)
- w. NPCA National Paint and Coatings Association (www.npca.org)
- x. NRCA National Roofing Contractors Association (www.nrca.net) y. WDMA National Wood Window and Door Association (www.wdma.com)
- z. PDCA Painting and Decorating Contractors of America (www.pdca.org) aa. SDI Steel Door Institute (www.steeldoor.org)
- ab. SMACNA Sheet Metal and Air Conditioning Contractors National Association (www.smacna.org)
- ac. TCNA Tile Council of North America (www.tcna.org)
- ad. TPI Truss Plate Institute (www.tpinst.org) ae. TRI Tile Roofing Institute (www.tileroofing.org)
- af. UL Underwriters' Laboratories Inc. (www.ui.com)
- ag. WCLIB West Coast Lumber Inspection Bureau (www.wclib.org)
- ah. WI Woodwork Institute (www.woodworkinstitute.com)
- ai. WWPA Western Wood Products Association (www.wwpa.org)
- 1. Contract Documents: The Contract Documents shall include the drawings, specifications, structural calculations, soils report, and California Energy Code compliance forms. These documents are intended to supplement and complement each other. In case of conflict, contact the Architect.
- 2. Owner: The term "Owner" shall mean the Owner or the Owner's authorized representative(s). 3. Contractor: The term "Contractor" shall mean the general contractor or the general contractor's authorized representative(s)
- 4. Architect: The term "Architect" shall mean PixelArch ltd. authorized
- representative(s). 5. Engineer: The term "Engineer" shall mean the structural engineer or the structural engineer's
- authorized representative(s). 6. Builder: The term "Builder" shall mean a person or entity who is both an Owner and Contractor, and whose responsibilities are for both Owner and Contractor.
- DIVISION 01 GENERAL REQUIREMENTS
- Contractor shall provide all labor, materials, equipment, permits, and services necessary for construction of the building and site improvements conforming to the contract documents. Drawings and specifications
- represent finished structure. The contractor shall be responsible for means and methods of construction including shoring and temporary bracing and shall take all necessary measures to insure the safety of all persons and structures
- near or adjacent to the site. Care shall be taken to protect from any damage all trees and vegetation on the site and on adjoining properties. Any trimming or other alteration done to trees shall be done so only by approval of the Owner. The Architect will not be providing the Owner with regular on site contract administration and is available

only at request of the Owner. The Contractor is solely responsible for the quality control and construction

- standards for this project. These plans are for general construction purposes only. They are not exhaustively detailed nor fully specified. The drawings were prepared to a level of completion satisfactory for building permit purposes and for construction by a knowledgeable and experienced contractor. The Contractor is responsible for preparation of any supplemental details, product specifications, coordination and installation of all materials
- and equipment. Mechanical, electrical, and plumbing systems are shown for intent only. These systems shall be design/build by the Contractor. The Contractor shall be responsible for all necessary permits, drawings,
- calculations, and California Energy Code. These drawings and specifications are divided into sections for convenience only. Contractors, subcontractors and materials suppliers shall refer to all relevant sections in bidding and performing their work and shall be responsible for all aspects of the work regardless of where the information occurs in the
- Clean-Up: The Contractor will remove all debris from the building site and in general keep the work as clear of rubbish as possible during the course of the work. Before filing the Notice of Completion, the building will be fully cleaned, including all glass polished, floors scrubbed and cleaned, and the building shall be suitable for immediate occupancy by Owner.
- 2 Quality Control All work shall comply with applicable requirements of all governing codes, regulations and ordinances. These shall include the latest adopted editions of: The California Building Code (CBC), California Residential Code (CRC), California Electric Code (CEC), California Plumbing Codes (CPC), California Mechanical Code (CMC), California Energy Code (CENC), California Green Building Standards Code (CAL Green), OSHA regulations, and all other health and safety codes, ordinances and requirements adopted by governing agencies. In the case of conflicts between these regulations and the contract documents, the
- most restrictive shall apply. The Contractor shall verify, at the site, all conditions affecting work and shall review the contract documents for any areas of question affecting cost, construction and warranty and any drawing dimensional or note conflict, discrepancy, illegibility or omission. All areas of question shall be brought to the attention of the Architect in writing before commencing any work and/or submitting any bid.
- Commencement of any work shall constitute acceptance by the Contractor of all conditions affecting work. Workmanship throughout shall be of the highest quality of each trade involved.
- The Contractor, before commencing work, shall notify the Owner in writing of any work that cannot be fully guaranteed or executed within the intent of the drawings prior to the bid submittal. All construction shall be in strict conformance with manufacturers' latest written specifications. All
- discrepancies between these specifications and the contract documents prepared by the Architect and his consultants shall be brought to the attention of the Architect before commencing work. Reference to product manufacturer or trade names are for minimum performance standards only.
- Submittal equals may be allowed upon approval by the Architect. Material and detail substitutions made by the Contractor without written approval by the Architect shall void any responsibility or liability of the Architect as to performance, repair cost, ancillary damage or the performance of related materials and
- Cutting and patching includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition. Use materials for cutting and patching that are identical to existing materials. Do not cut and patch structural work in a manner that would result in a reduction of load carrying capacity
- or load-deflection ratio. Submit proposal and obtain Architect's and Engineer's approval before proceeding with cut and patch of structural work.
- Quality control services include inspections and tests performed by independent agencies and governing authorities, as well as by the Contractor. Inspection and testing services are intended to determine compliance of the work and the requirements specified. Approval by a building official does not mean approval or failure to comply with the contract documents. Inspections and testing shall be performed at the request of the Owner, the Architect and/or governing agencies and as set forth in these documents. Quality control services are the Contractor's responsibility, including those specified to be performed by an independent agency and not by the contractor. The Contractor shall employ and pay any independent agency, testing laboratory or other qualified firm to perform quality control services specified. Where results of inspections or tests do not indicate compliance with the contract documents, the Contractor shall be responsible for any repair, replacement, correction and re- test that is required.
- All dimensions shall take precedence over scale shown on the plans, sections, and details. Dimensions are to face of studs, face of foundation, face of concrete block, top of sheathing, top of slab, or center of openings, U.O.N. Do not scale drawings. Contractor shall verify all dimensions and review any conflicts or discrepancies with the Architect prior to commencement of work.

DIVISION 02 - SITEWORK

- 2.01 Soils Report: All work shall be in conformance with the Soils, Compaction and Geological Report.
- The Contractor shall have the Soils Engineer review and approve in writing to the Building Official and Architect that the foundation and site design are in conformance with the Soils Report prior to commencement of work.
- The Contractor shall be solely responsible for compliance with all recommendations of the Soils Report. Prior to the contractor requesting a foundation inspection by the building department, the Soils Engineer shall advise the Building Official and Architect in writing that:
- a. Site grading, subgrade preparation, cutting slopes, excavation, placement of engineered fill material and compaction is in accordance with the Soils Report. b. The utility trenches have been properly backfilled and compacted.
- c. The foundation excavations, forming, footing and pier depths, and reinforcement comply with the soils report and approved plans.
- 2.02 General Requirements
- The site plan is not a survey. It is based on site information provided by the Owner and is for building and site work layout only. The Contractor shall verify on site all grades, soil conditions, ground water, existing improvements, property lines, easements, setbacks, utilities and substructures. Where discrepancies with the drawings occur, contact Architect.
- Grade surface of fill under concrete slabs shall be smooth and even, free of voids, compacted as specified and to required elevation. At raised foundations, pad grade under building shall have positive slope to a perforated drain set in gravel
- trench. Extend pipe to all portions of underfloor area. The drain shall discharge into the street or approved
- Unless otherwise detailed or noted, a perforated drain set in a gravel trench shall be installed around the entire perimeter of the foundation. The drain shall discharge into the street or approved drainage facility. Use only rigid pipe, flexible pipe will not be allowed.
- It shall be the responsibility of the Contractor to take proper erosion control measures. The Contractor shall be responsible for proper surface and subsurface drainage of the site. Slope all finish grading away from buildings, walks, drives or decks and provide catch basins where required.
- Finish grades shall be held down in planting areas. The Contractor shall provide and install a 6" minimum thickness of clean select top soils in these areas.
- Rough grading for slabs-on-grade shall be within 2/10th of one foot, plus or minus.
- Site grading shall be within 5/10th of one foot, plus or minus.
- All roof drainage shall be piped in a closed pipe system to street or approved drainage facility (U.O.N.). Builder shall provide landscape development guidelines to Owner that shall include information on site maintenance and development and state such items as "Irrigation system shall be designed to prevent saturation of soil adjacent to building".
- All utilities unless indicated otherwise shall be installed under ground. The Contractor shall be responsible to insure that all trenching within building area shall be backfilled and compacted with structural soils material free of any rocks or other sharp objects which may damage underground utilities. Underground piping shall be laid to a minimum 24" depth below finished grade. When utilities are placed in
- a common trench, all utilities shall maintain separations and coverage both vertically and horizontally, as required by applicable codes.

DIVISION 03 - CONCRETE

- 3.01 Quality Control In addition to complying with all pertinent codes and regulations, comply with all applicable provisions of the latest editions of:
- a. ACI 301 "Specifications for Structural Concrete for Buildings"
- b. ACI 318 "Building Code Requirements for Reinforced Concrete" c. CRSI "Manual of Standard Practice"
- d. See Structural Engineer's drawings for additional requirements. 3.02 General Requirements
- Provide underfloor vents as per CBC 1203.3 or CRC R408.1. Add two 6 x 14 vents to garage. All first floor double framed areas shall be vented.
- Provide expansion and control joints in all exterior concrete slabs. Spacing of joints shall be per industry standard (U.O.N.). Verify joint layout with Architect.
- Refer to architectural, structural, mechanical, plumbing and electrical drawings for all moulds, grooves and ornamental clips, location of sleeves, inserts, etc. to be cast in concrete and for extent of depressions, curbs and ramps. Finishes:
- a. All interior slabs shall receive trowel smooth finish (U.O.N.).
- c. Garage slabs and other interior slabs that will remain unfinished shall be treated with Lipidolith Hardner by Sonneborn, or equal.

DIVISION 04 - MASONRY

4.01 Quality Control

- Glass Block: Minimum performance specifications shall be as Pittsburgh Corning glass block units.
- The units shall be the pattern and size indicated on the plans. Precast architectural concrete columns and trims: Concrete Designs Inc. (CDI) U.O.N.
- Grout for precast concrete: ASTM A 118.6, Latex Portland Cement, color to match precast concrete. Epoxy Grout: ANSI A 108.6 and A118.3. 4.02
- 4.02 General Requirements Concrete Block
- a. Mortar joints to be "flush" (U.O.N.). b. Bond shall be "running" (U.O.N.).
- a. Mortar joints shall be "raked" (U.O.N.). Raked joints shall be not more than 3/8" deep, and where exposed to weather, shall be tooled. Brick joints shall be concaved where subject to
- b. Bond shall be "running" (U.O.N.).
- Stone: a. Field Sample: A sample panel shall be built approximately 4 feet by 6 feet. This sample panel may be a part of the project. Veneer installation shall not proceed until the sample panel is accepted by the Architect and Owner. Full size units which have been selected and approved by the Architect and the Owner to show color range, maximum texture range, bond, mortar, tooling of joints, and quality of workmanship shall be used in the sample panel. The remainder of the veneer installation shall be consistent with the approved sample panel. Glass Block:
- a. Mortar for glass block installed on exterior walls and other damp location shall be waterproofed with Laticrete 8510 or equal.

DIVISION 05 - METALS 5.01 General Requirements

- All bolt heads and nuts that bear on wood shall have malleable iron washers if exposed or cut
- washers if concealed.
- Exposed welds shall be ground smooth. Shop paint structural steel work, except those members or portions of members to be embedded in concrete or mortar. Paint the initial 2" of embedded areas only. Do not paint surfaces which are to be welded or high strength bolted with friction type connections. After installation is completed, all welded and other abraded areas shall be touched up. On surfaces inaccessible after assembly or erection, apply two (2) coats of the specified primer.
- All exterior steel, exposed, concealed or embedded, or where called for on the Drawings, shall be thoroughly zinc-coat galvanized after fabrication by the hot-dipped method. Touch- up field welds with similar galvanizing product.
- Dissimilar Materials in contact with each other shall be protected to prevent galvanic or corrosive action. Use vinyl pressure tape, polyisobutylene tape, or similar product.
- All metals in contact with pressure treated wood shall be hot dipped galvanized, see Simpson Strong-Tie for recommended finishes for their connectors. Also see structural engineering specifications for further information.

DIVISION 06 - WOOD AND PLASTICS

- 6.01 Quality Control: Materials shall meet or exceed the following standards:
- A. Structural lumber and their wood fasteners shall conform with CBC Chapter 23 and/or relevant
- chapters of the CRC. B. All wood in contact with concrete or masonry or located within 8" of finish grade shall be
- pressure treated Douglas or Hem Fir with an approved preservative. . All timbers 6 x 8 and larger exposed to view shall be free of heart center (FOHC), with moisture
- content of 22% maximum. D. Max. deflection (DL + LL) shall be: Floor with Tile = L/ 720
- All wood shall be nontropical, reused, reclaimed, or FSC Certified

6.02 General Framing Requirements:

- a. Block floor joists at all supports, line up double joists under all walls parallel to floor joists and space double joists under plumbing walls.
- Provide solid full width blocking or post below all structural posts continuous to foundation.
- Provide blocking and nailers for all finishes and fixtures as required. Provide blocking in walls at ceiling lines.
- e. Corbles, knee braces, etc., shall be construction select materials. At double framed floors "sleepers" shall be perpendicular to framing below. 6.03 Attic Ventilation Requirements:
- Provide attic and soffit ventilation as per CBC 11203.2 or CRC R806. Vent all double framed areas. See Roof Plan for calculations. 6.04 Finish Carpentry: All millwork and case work shall be in accordance with AWI/AWMAC "Architectural Wood Standards"
- custom or premium grade standards, latest edition. All cabinets and millwork shall be selected by the owner. Provide 30" clear above kitchen range to unprotected underside of upper cabinetry or 24" clear to metal
- hood as per CMC Section 916.1 & 916.2. Plastic laminates and solid surfacing products shall meet or exceed ANSI/NEMA standards LD.
- Install and anchor all cabinetry to preclude movement, overturning, or distortion to other materials or finishes. Install level and plumb. Comply with manufacturer's instructions for support of supplied units. Install all trim in as long of lengths as possible. All splices in finish members shall be bevel splices.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

7.01 Quality Control Materials shall meet or exceed the following standards:

 Insulation: a. Insulation shall be installed per the California Energy Code requirements.

Where joints within a piece are required they shall be as unapparent as possible.

- b. Thermal Batt/Blanket Insulation: Mineral-Fiber Blanket complying with ASTM C 665, Type I (blankets without membrane facing).
- c. Thermal insulation/blown-in blanket insulation glass fiber loose-fill complying with ASTM C 764 Type I (for pneumatic) or Type II (for poured) in attic. d. Sound Insulation: Unfaced mineral fiber blanket/batt insulation complying with ASTM C 665, Type I, minimum thickness equal to stud depth to entirely fill the void space, nominal 0.70 to 2.50 -pcf
- e. All plumbing walls adjacent to interior living spaces shall be sound insulated with fiberglass batts.
- Concrete Tile Roofing: a. All work shall comply with the TRI "Concrete and Clay Tile Installation Manual for Moderate Climate Regions and CBC 1507.3 or CRC 905.3
- b. Concrete Tile Roofing shall be applied according to manufacturers specifications. c. The minimum performance standards for concrete tile roofing shall be Eagle Roofing Products (ICC ESR-1900) or equal as approved by Owner and bear a UL Class A fire proof rating. Installed weight shall be a maximum of 900 lbs. per square.
- Trim units shall include manufacturer's standard ridge, hip and rake pieces. Color as selected by Owner (U.O.N.). Minimum one nail per tile, two nailes on all rake tile. Minimum pitch shall be as per manufacturer's specifications. Underlayment for concrete or clay tile roofing shall be one layer of 30
- lb. asphalt-saturated organic roofing felt, complying with ASTM D 226, 36" wide applied per manufacturer's recommendations. 3-ply built up roof underlayment required for pitch less than 3:12. e. Roofing nails shall be aluminum or hot dip galvanized 11 or 12 GA sharp, pointed conventional roofing nails with barbed shanks, min. 3/8" dia. head and or sufficient length to penetrate min. 3/4"
- into solid decking or to penetrate through plywood sheathing (U.O.N.). The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after compeltion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10
- years from the date of completion of the roof. Asphalt Shingle Roofing:
- a. All work shall comply with the NCRA "Roofing and Waterproofing Manual" and CBC 1507.2 or CRC b Asphalt shingles shall be applied according to manufacturers specifications
- c. The minimum performance standard for asphalt shingles shall be Elk Premium Roofing Prestique Two or equal as approved by Owner and bear a UL Class A fire proof rating. Trim units shall include manufacturer's standard ridge and hip pieces. Color as selected by Owner (U.O.N.). Minimum pitch as per manufacturer's recommendations
- For asphalt shingle underlayment shall be 15 lb. felt, 2 layers at pitch less than 4:12. e. Roofing nails shall be aluminum or hot dip galvanized 11 or 12 GA sharp, pointed conventional roofing nails with barbed shanks, min. 3/8" dia. head and or sufficient length to penetrate min. 3/4" into solid decking or to penetrate through plywood sheathing (U.O.N.). f. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date
- of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after compeltion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- Built-up Roofing: a. All work shall comply with the NCRA "Roofing and Waterproofing Manual" and CBC 1507.10 or CRC
- Built-up roofing shall be applied according to manufacturers specifications. c. The minimum performance standard for built up roofing for nailable decks shall be Johns Manville 4GNC or equal as approved by Owner and bear a Class A fire proof rating. All products and components shall be by same manufacture. Color as selected by Owner (U.O.N.).
- d. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after compeltion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10
- years from the date of completion of the roof. Metal roof panels:
- Deck requirements. Metal roof panel roof panels shall applied to a solid or closely fitted deck. Except where the roof covering is specially designed to be applied to spaced supports.
- Deck slope.
- Minimum slopes for metal roof panels shall comply with following: 1. The minimum slope for lapped, no soldered seam metal roof panels without applied lap sealant shall be three units vertical in 12 units horizontal (25-percent slope).

2. The minimum slope for lapped. No-soldered seam metal roof panels with applied lap sealant shall

be one-half unit vertical in 12 units horizontal (4-percent slope). Lap sealants shall be applied in

- accordance with the approved manufacturer's installation instructions. 3. The minimum slope for standing-seam metal roof panel systems shall be one-quarter unit vertical in 12 units horizontal (2-percent slope).
- Material standards. Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance with chapter 22. Metal-sheet roof coverings installed over structural decking shall comply with Table 1507.4.3(1). The materials used for metal -sheet roof coverings shall be naturally corrosion resistant or provided with corrosion resistance in accordance with the standards and minimum thicknesses shown in Table 1507.4.3(2).

TABLE 1507.4.3(1) METAL ROOF COVERINGS

ROOF COVERING TYPE	STANDARD APPLICATION RATE/THICKNESS
Aluminum	ASTM B209. 0.024 inch minimum thickness for roll-formed panels and 0.019 inch minimum thickness for press-formed shingles
Aluminum-zinc Alloy coated steel	ASTM A792 AZ 50
Cold-rolled copper	ASTM B370 minimum 16 oz./sq ft and 12 oz./sq ft high yield copper for metal-sheet roof covering systems. 12 oz./sq ft for preformed metal shingle systems.
Copper	16 oz./sq ft for metal-sheet roof-covering systems, 12 oz./sq ft for preformed metal shingle system
Galvanized steel	ASTM A653 G-90 zinc-coated
Hard lead	2 lbs./sq ft
Lead-coated copper	ASTM B101
Prepainted steel	ASTM A755
Soft lead	3 lbs./sq ft
Stainless steel	ASTM A240. 300 Series Alloys
Steel	ASTM A924
Teme and teme-coated stainless	Teme coating of 40 lbs. per double base box. Field painted where applicable in accordance with manufacturer's installation instructions.
Zinc	.0277 inch minimum thickness. 99.995% electrolytic high grade zinc with alloy additives of copper (0.08%-0.20%). Titanium (0.07%-0.12%) and aluminum (0.015%).

Zinc	.0277 inch minimum thickness. 99.995% electrolytic high grade zinc with alloy additives of copper (0.08%-0.20%). Titanium (0.07%-0.12%) and aluminum (0.015%).
TABLE 1507.4.3(2) MINIMU	M CORROSION RESISTANCE
55% Aluminum-zinc alloy coated steel	ASTM A792 AZ 50
5%Aluminum alloy-coated steel	ASTM A875 GF60 50
Aluminum-coated steel	ASTM A463 T2 65
Galvanized steel	ASTM A653 G-90

Metal roof panels shall be secured to the supports in accordance with the approved manufacturer's fasteners. In the absence of manufacturer recommendations, the following fasteners shall be used:

- 1. Galvanized fasteners shall be used for steel roofs. 2. Copper, brass, bronze, copper alloy or 300 series stainless-steel fasteners shall be used for copper roofs.
- 3. Stainless-steel fasteners are acceptable for all types of metal roofs.

ASTM 755

4. Aluminum fasteners are acceptable for aluminum roofs attached to aluminum supports.

Underlayment and high wind:

recommendations for roofing tile.

waterproof integrity.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION (CONTINUED)

Prepainted steel

Underlayment applies in areas subject to high winds [V_m greater than 110mph (49 m/s) as determined in accordance with section 1609.3.1] shall be applied with corrosion-resistant fasteners in accordance with the manufacture's installation instructions. Fasteners are to be applied along the overlap not more than 36" (914 mm) on center.

Underlayment installed where Vasa in accordance with section 1609.3.1, equals or exceeds 120 mph (54 m/s) shall comply with ASTM D226 type II, ASTM D4869 type IV, or ASTM D1970. The underlayment shall be attached in grid pattern of 12 inches (305 mm) between side laps with a 6 inch (152 mm) spacing at the side laps. Underlayment shall be applied in accordance with the manufacturer's installation instructions except all laps shall be a minimum of 4 inches (102 mm). Underlayment shall be attached using metal or plastic cap nails with a head diameter of not less than 1 inch (25 mm) with a thickness of at least 32-gage [0.0134 inch (0.34 mm)] sheet metal. The cap nail shank shall be a minimum of 12 gage [0.105 inch (2.67 mm)] with a length to penetrate through the roof sheathing or minimum of 3/4" (19.1 mm)

Exception: As an alternative, underlayment complying with ASTM D 1970 shall be permitted.

- The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after compeltion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10
- years from the date of completion of the roof.
- a. All work shall comply with the SMACNA "Architectural Sheet Metal Manual".
- b. All metal flashing to conform to ASTM A 653, commercial grade (zinc coated G 90). c. All metal flashing shall be 26 gauge for work less than 8" wide, 20 gauge for work over 8" wide or as indicated on the drawings. Use 20 gauge minimum for clips. d. Sheet metal flashing shall be installed at all locations where different material intersect such as roof
- to wall, roof to roof, deck/balcony/landing to wall, penetrations into walls, chimneys and as detailed. Flash and counterflash as required to make watertight. e. The center of all flashing for all through vents and all electrical service connections, shall not be less than 16" from center of any valley. See manufacturer's printed installation instructions
- Sheathing Paper: a. Provide sheathing paper under exterior metal lath and plaster, under wood siding, under masonry veneer, under metal flashings and where indicated or detailed. b. Use Tyvek House Wrap.
- c. Lapping: Horizontal Joints: Lap paper as detailed and not less than 3 inches; Wall Corners: Wrap paper to overlap not less than 18 inches each side of corner; Vertical Joints: Lap paper not less than
- d. Lap paper over head flashings and base screeds, roof and waterproof membranes, and under sill flashings. Treat penetrations and other details as necessary for adequate weather protection. e. Wall openings: Individually flash all exterior openings for fixtures such as windows, doors and vents as detailed to make them water tight.
- Fortifiber system Moiststop E-Z seal adhesive flashing for dampproofing at all exterior door window heads and jambs.
- c. Fortiflash 40 mil waterproof flashing for waterproofing at all horizontal plaster surfaces, horizontal penetrations, and windowsills. Moiststop sealant for sealing around windows.
- Deck Waterproofing: a. The minimum performance standard for waterproof sheet membrane at waterproof decks with tile or concrete finish shall be WR Grace "Bituthene 3000". All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure

b. The minimum performance standard for traffic coatings at waterproof decks shall be Excel-Coat

pedestrian membrane system or Excel-Coat Fire System for fire-rated decks by Excellent Coatings Inc.. All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity. Quality Assurance. Pre-installation conference: A pre-installation conference shall be held prior to commencement of field operations to establish procedures to maintain optimum working conditions and to coordinate this work with related and adjacent work. Agenda for meeting shall include review of

special details and flashing. This meeting shall include the representatives of the General Contractor,

Applicator, Manufacturer, and Architect. A trained employee of the manufacturer shall be on site periodically during membrane waterproofing work to review installation procedures. Water test: Deck membranes shall be water tested and approved immediately before installation of finish materials. Water tests shall be witnessed by the Architect. A water test is conducted by closing any deck drains and erecting temporary dams where required to retain water on the waterproofing material surface, then flooding the surface to a minimum depth of 2". Care must be taken so that the weight of water retained does not exceed the load carrying capacity of the structural deck, and that the height of the water does not exceed the lowest flashing. For well sloped decks, tests should be segmented to avoid deep water near drains. The water tests should be conducted on a warm day (i.e. 65 degrees F. minimum). The water should be allowed to remain on the deck for 24 hours minimum, during and after which the areas beneath the membrane should be inspected for leaks. If leaks are detected, the test should be stopped, repairs made, and the area retested. When the test is successful, the drains should be opened and the temporary dams should be removed. Temporary protections boards should be installed over the tested area, and the area roped off to prevent

construction traffic across the surface until drainage composite or permanent protections board has

been installed. Roof Accessories a. The minimum performance standard for prefabricated acrylic skylights shall be Bristolite "AL-CM- 2" (ICC ER-2469) or equal as approved by Owner. Color as selected by owner. Install as per manufacturer's instructions.

- a. Furnish UL Design No. from the "Fire Resistance Directory Volume II" for each required penetration type and configuration. Indicate which materials will be used in firestopping the penetration. b. Firestopping materials shall conform to CBC Section 713 for fire resistance standards and
- requirements for penetrations in walls and partitions and floors. Through-Penetration Firestopping Materials: Hilt Construction Chemicals, Inc., International Protective Coatings Corp., Specified Technologies, Inc., The ReclorSeal Corporation, Tremco, Inc., 3M Fire Protection Products. Provide mortar, sealants and caulk, putty, wrap strips, pillows, bags, and other

types required for UL Design No. for each penetration to receive firestoppin

- d. Mineral Fiber Firestopping Materials: Semirigid mineral fiber insulation, nominal 4-pcf density; complying with ASTM C 612, Type IA and IB. e. Firestopping at Electrical Boxes and Utility Outlets: Utility penetrations in walls, ceilings, or floors requiring protected openings shall be firestopped and sealed with an approved material securely installed, capable of maintaining its integrity when subjected to test temperature was specified in
- ASTM E814. Steel electrical outlet boxes which exceed 16-square inches in area shall be protected by 3M "Moldable Putty Pads", Specified Technologies, Inc. "SpecSeal Series SSP Putty Pads." . Provide solid continuous firestopping wherever the penetration or addition of a construction element through or adjacent to a fire-rated floor, wall or partition creates a discontinuity of such a rates
- separation. Application limited in size and configuration to tested systems. g. Penetrations: Penetrations include conduit, cable, wire, pipe, duct and other elements which pass through one or both outer surfaces of a fire-rated floor, roof, wall, or partition. Fill penetrations as indicated in applicable UL Design No. Verify that annular space around sprinkler pipes through fire-
- h. Fire Rated Partitions: Fire-rated or smoke-rated partitions shall be firestopped with a firestop sealant as listed in UL "Fire Resistant Directory." Apply minimum 3/8-inch bead at intersection of finish material and adjacent surface, both sides and along entire perimeter.

rated walls and floors is provided as required by NFPA 13.

- Identify firestop systems after installation. Identify the firestop system that has been installed and include the appropriate UL Design Number. Caulking and Sealants/Locations: a. Sealant Locations: Locations such as ceramic tile, plumbing fixtures, and other where mildew resistant sealant is required. Location where high degree of movement is anticipated. Joints and cracks around windows, thresholds, door frames, wall penetrations, connections and other joints necessary to seal off building from outside air and moisture. Between exterior wall sole plate and slab
- dust, wind, air or water. At interior insulated sound walls. Fire stopping at penetrations of fire rated b. Minimum product standards for sealants shall be as follows:

on grade. All joints necessary to make the building watertight and to prevent the passage of dirt,

- Exterior Window and Door Frames and Masonry to Cement Plaster: Sonolastic NP 2, by Sonneborn or Color to match wall surface. Interior Sound Walls at Sill: Tremco Acoustical Sealant or equal. Wood Sole Plate to Concrete, Window Sills and Door thresholds: Dow Corning 790 Silicone Building
- Color: Natural Stone. Painted Exterior Windows Frames to Metal Frames or Flashing: Dow Corning 999A Glazing Sealant Color: Clear.

Caulking for Joints in Floor Slabs on Grade: PRC Rubber Caulk 230, two-part self-leveling

- polyurethane, Shore A hardness 35. Joint Fillers: Closed cell inert polyurethane or polyethylene as recommended by caulking manufacturer. Width or diameter of preformed backing material to be 1-1/4 to 1-1/3 times the width of the joint to be sealed. Fire stopping at penetrations of fire rated assemblies: 3M Fire Protection
- manufacturer when sealant cannot be applied within recommended temperature ranges. All exposed caulking shall be free of wrinkles, sags, air pockets, ridges and embedded impurities. After joints are completely filled, they shall be tooled to a slight, neat concave joint.

d. Sealants shall be compatible with all materials they are in contact with. **DIVISION 08 - DOORS AND WINDOWS**

Sealant or equal.

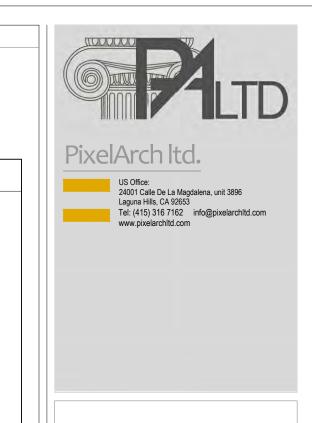
8.01 Quality Control Material shall meet or exceed the following standards:

Products CP 25WB Caulk (U.O.N.), see details.

- a. Doors shall meet or exceed the standards of the AWI/AWMAC "Architectural Wood Standards".
- Section 9, Custom Grade (U.O.N.). b. Wood doors shall be 1-3/4" thick solid core at exterior doors and where noted at selected interior

c. Caulking and sealants shall be installed per manufacturer's written specifications. Consult

doors. 8' interior doors shall be 1-3/4" thick, 6'-8" interior doors shall be $1\frac{3}{8}$ " thick. Stile & Rail Wood Doors: a. Masonite International Corporation, molded panel series, or equal. See Window & Door schedule. Final windows and doors style to be selected by owner.



93535 E. LANCASTER, (350-008-052 SIDEN Шõ S

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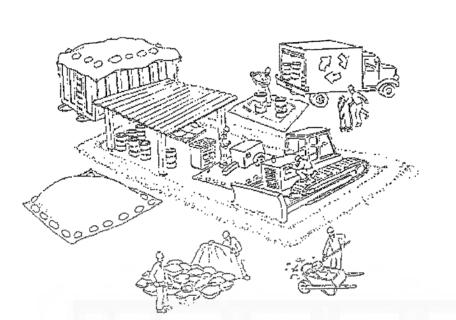
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Clean Bay Blue Print



Make sure your crews and subs do the job right! Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with **City of** Lancaster requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with **City of Fremont** Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- ✓ Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- ✓ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain.

 Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks
- frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

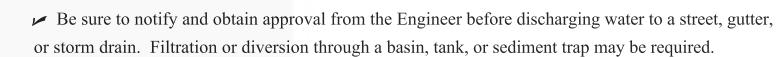
- ✓ Keep excavated soil on the site where it will not collect in the street.
- ✓ Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site

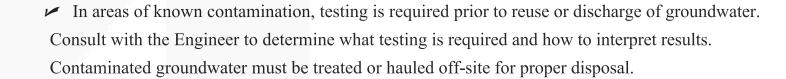


- ➤ Earth moving activities are only allowed during dry weather by permit and as approved by the **City** Inspector in the Field.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of cntaminated soil according to their instructions.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.





Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use
- filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Protect gutters, ditches, and drainage courseswith sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.



Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- Never rinse paint brushes or materials in a gutter or street!
 Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
 Filter paint thinners and solvents for reuse whenever possible.
- Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.

Building Envelope				
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*			
110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).			
110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*			
110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.			
110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).			
110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).			
110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.			
110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs			
150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*			
150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.			
150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*			
150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*			
150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).			
150.0(g)1: 150.0(g)2:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d). Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.			
150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*			
ireplaces. Decora	tive Gas Appliances, and Gas Log Measures:			
110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.			
150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.			
150.0(e)1:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*			
150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*			
,	g, Water Heating, and Plumbing System Measures:			
110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*			
110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*			
3 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*			
110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*			
110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.			
110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.			
110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters			
3 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards			

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the
§ 150.0(n)1:	word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hou
§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans N	Measures:
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts a plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier. Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an
§ 150.0(m)11:	occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressur drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts p CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*



NEW RESIDENCE
ST. E AVE. LANCASTER, CA 93535
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2019 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY

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2019 Low-Rise Residential Mandatory Measures Summary

Requirements for	r Ventilation and Indoor Air Quality:		Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it:
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.	§ 150.0(k)2G:	provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2. Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it
§ 150.0(o)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.	§ 150.0(k)2H:	provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2. Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must
	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in	§ 150.0(k)2I:	be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(o)1E:	accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.	§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide	§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(o)1F:	ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.	§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aii (astronomical time clock), or an EMCS.
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.	§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.	3 130.0(K)3D.	with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots
Pool and Spa Sy	stems and Equipment Measures:	§ 150.0(k)3C:	or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with
. ce. and epe of	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency		the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0. Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of
§ 110.4(a):	that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.* Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating. (b)2: Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover. Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch the will allow all pumps to be set or programmed to run only during off-peak electric demand periods. Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light. Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, the pool water is allowed and pumps to be set or programmed to run only during off-peak electric demand periods.		power as determined according to § 130.0(c). Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the
-//		§ 150.0(k)5:	applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 110.4(b)1:		\$ 150 0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior
§ 110.4(b)2:	·	§ 150.0(k)6A:	common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that		Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.	§ 150.0(k)6B:	that building must:
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*	3 100.0(1)02.	i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Lighting Measure	es:	Solar Ready Build	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*	§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.		do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.	§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.		Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80
§ 150.0(k)1D:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.	§ 110.10(b)1:	square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens. Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods)		and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone
§ 150.0(k)1F:	must meet the applicable requirements of § 150.0(k).*		requirement is applicable to the entire building, including mixed occupancy.*
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*	§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.	§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 150.0(k)1H: § 150.0(k)1I:	temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no	§ 110.10(b)3A: § 110.10(b)3B:	mounted equipment.* Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 150.0(k)1H: § 150.0(k)1I:	temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.		mounted equipment.* Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of
§ 150.0(k)1H: § 150.0(k)1I: § 150.0(k)2A:	temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed. Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.	§ 110.10(b)3B: § 110.10(b)4:	mounted equipment.* Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.* Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents. Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a
§ 150.0(k)1H: § 150.0(k)1I: § 150.0(k)2A: § 150.0(k)2B:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed. Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.* Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually	§ 110.10(b)3B:	mounted equipment.* Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.* Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents. Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 150.0(k)1H: § 150.0(k)1I: § 150.0(k)2A: § 150.0(k)2B: § 150.0(k)2C:	temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed. Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.* Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*	§ 110.10(b)3B: § 110.10(b)4:	mounted equipment.* Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.* Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents. Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through
§ 150.0(k)1H: § 150.0(k)1I: § 150.0(k)2A: § 150.0(k)2B:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed. Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A. Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.* Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually	§ 110.10(b)3B: § 110.10(b)4: § 110.10(c):	mounted equipment.* Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.* Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents. Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.



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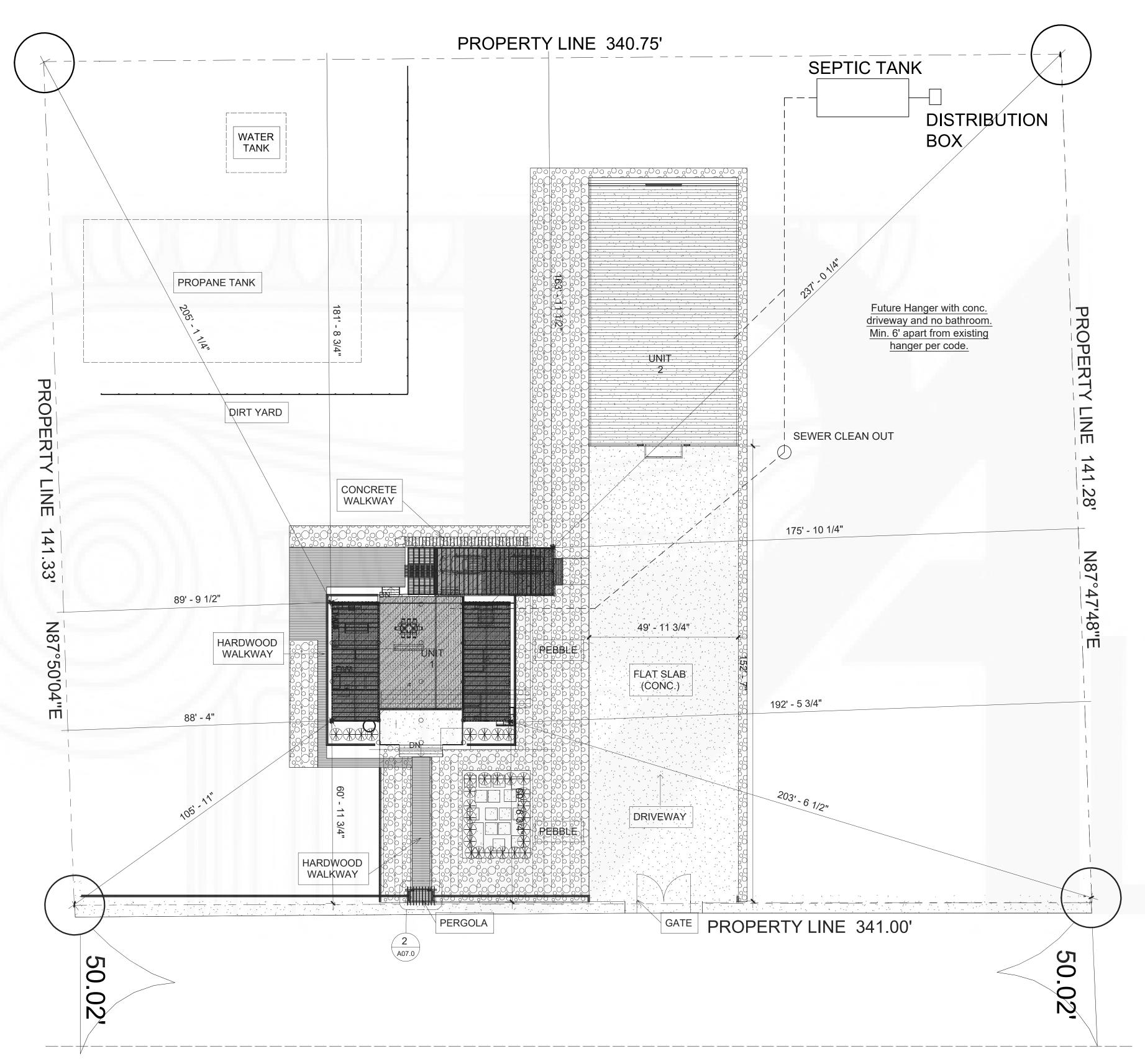
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2019 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY

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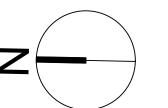
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Page No. :



190TH STREET EAST

1 SITE PLAN
SCALE: 1/4"=1'-0"



1. IT SHALL BE THE CONTRACTORS
RESPONSIBILITY TO PERFORM
CONSTRUCTION AS PER PLANS. IN THE EVENT
OF ANY DISCREPANCIES AND/OR ERRORS
FOUND IN THE DRAWINGS, OR IF PROBLEMS
ARE ENCOUNTERED DURING CONSTRUCTION,
THE CONTRACTOR SHALL BE REQUIRED TO
NOTIFY THE ARCHITECT BEFORE
PROCEEDING WITH THE WORK. ANY
ADDITIONS, DELETIONS, OR CHANGES SHALL
FIRST MEET THE APPROVAL OF THE
ARCHITECT AND THE OWNER.

2. EXISTING UTILITY INFORMATION SHOWN IS NOT GUARANTEED TO BE ACCURATE AND ALL INCLUSIVE. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR IN ADVANCE OF HIS CONSTRUCTION. ANY CONFLICT OR DISCREPANCY DISCOVERED MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.

3. THE CONTRACTOR ON BEHALF OF THE OWNER, SHALL OBTAIN ALL CONSTRUCTION PERMITS PRIOR TO THE COMMENCEMENT OF WORK.

4. ANY DAMAGE TO EXISTING PUBLIC UTILITIES MUST BE REPAIRED IMMEDIATELY. THE CONTRACTOR MUST NOTIFY THE APPROPRIATE UTILITY OWNER, WHO WILL MAKE THE REPAIRS AT THE CONTRACTOR'S EXPENSE.

5. THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY, WHEN IN AN AREA OF DIRECT PUBLIC ACCESS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIAL AND EQUIPMENT IN A SAFE AND WORKMAN LIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS UNTIL PROJECT COMPLETION. THERE SHALL BE NO PAYMENT MADE TO THE CONTRACTOR FOR STORED MATERIAL.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE PARKING LOTS AND ROADWAYS, AND FINISH GRADE ELEVATIONS THROUGHOUT THE ENTIRE SITE.

8. THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT IN THE FIELD FOR INSPECTION BY THE ARCHITECT. THE CONTRACTOR SHALL NOT PROCEED UNTIL HE RECEIVES WRITTEN APPROVAL FROM THE ARCHITECT.

9. ALL DIMENSIONS ARE TO FACE OF STRUCTURE/FACE OF CURB, UNLESS NOTED OTHERWISE.

10. THE CONTRACTOR SHALL CHECK ALL GRADES AND FINAL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.

11. FINISHED GRADES ADJACENT TO BUILDING SHALL HAVE A MINIMUM 2% SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE.

12. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR DISPOSING OF ALL
EXCESS MATERIAL. EXCESS MATERIAL SHALL
BE SPREAD AND COMPACTED IN
CONTROLLED FILL CONDITION, IF REQUIRED.

13. PROVIDE SMOOTH AND UNIFORM TRANSITIONS BETWEEN GRADE CHANGES THROUGHOUT THE ROAD AND PARKING AREA.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY TEMPORARY EROSION CONTROL THAT MAY BE REQUIRED BY STATE OR LOCAL AGENCIES...



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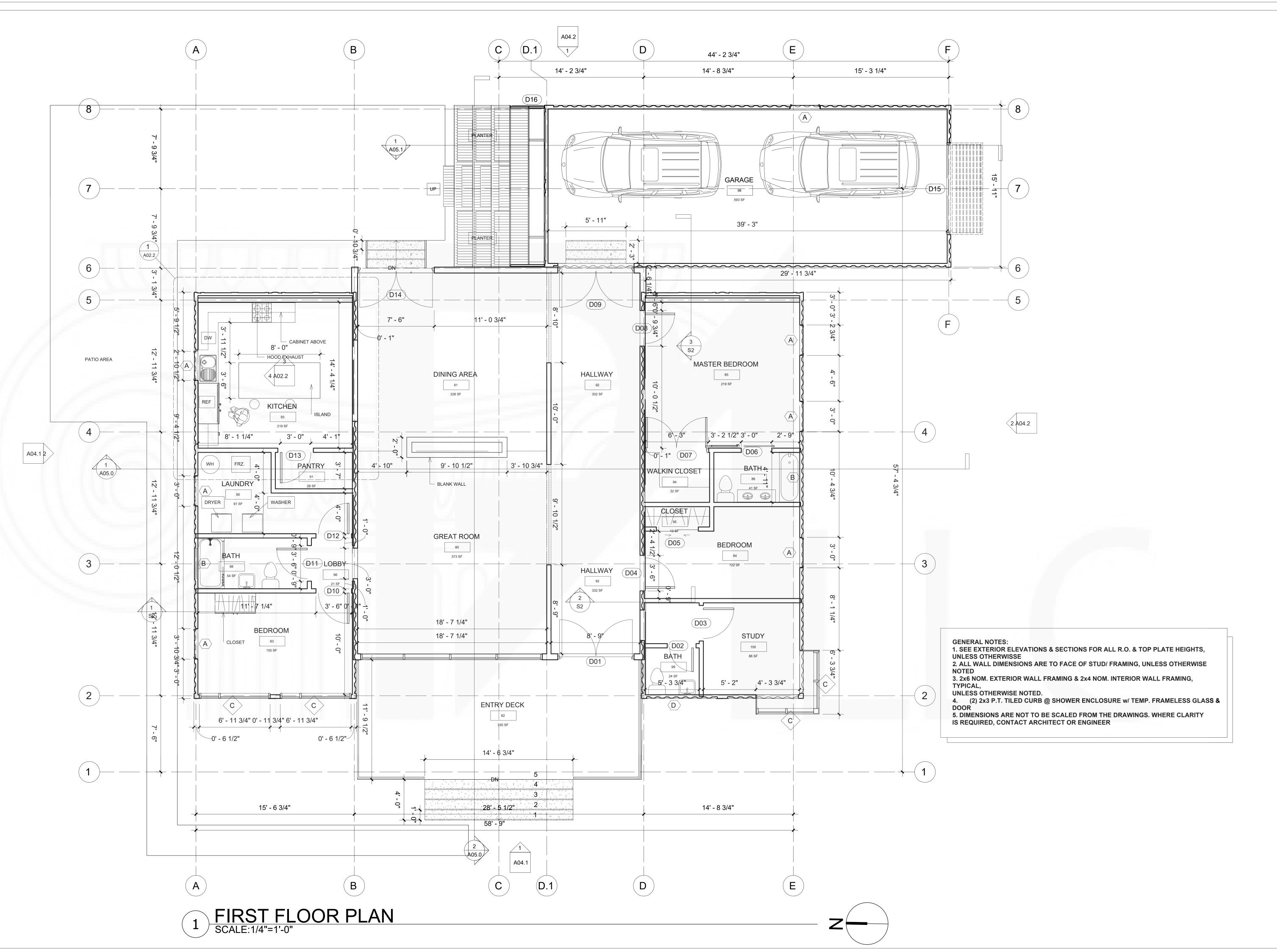
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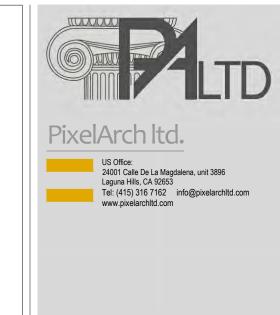
PROPOSED SITE PLAN

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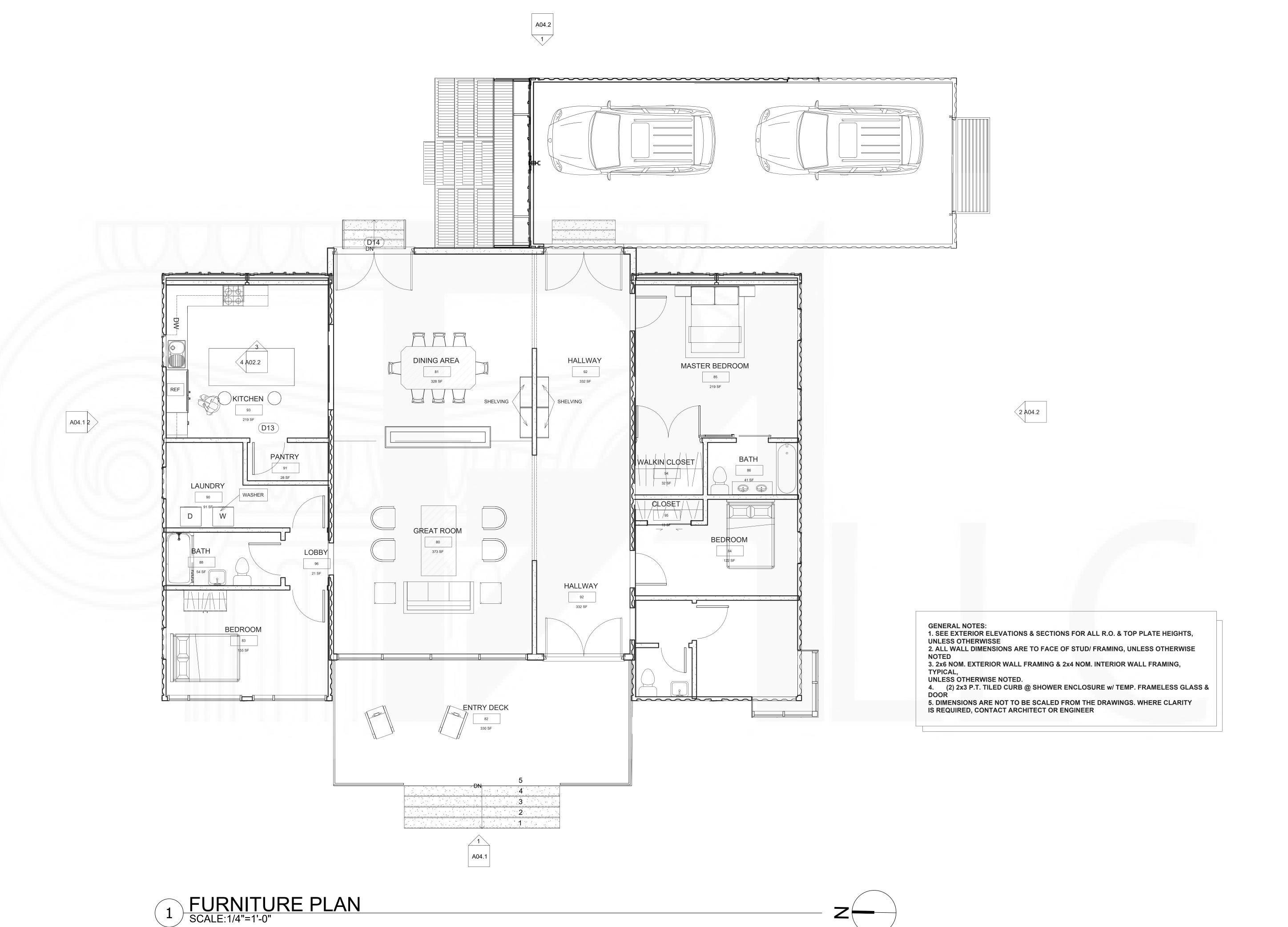
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PROPOSED FLOOR PLAN

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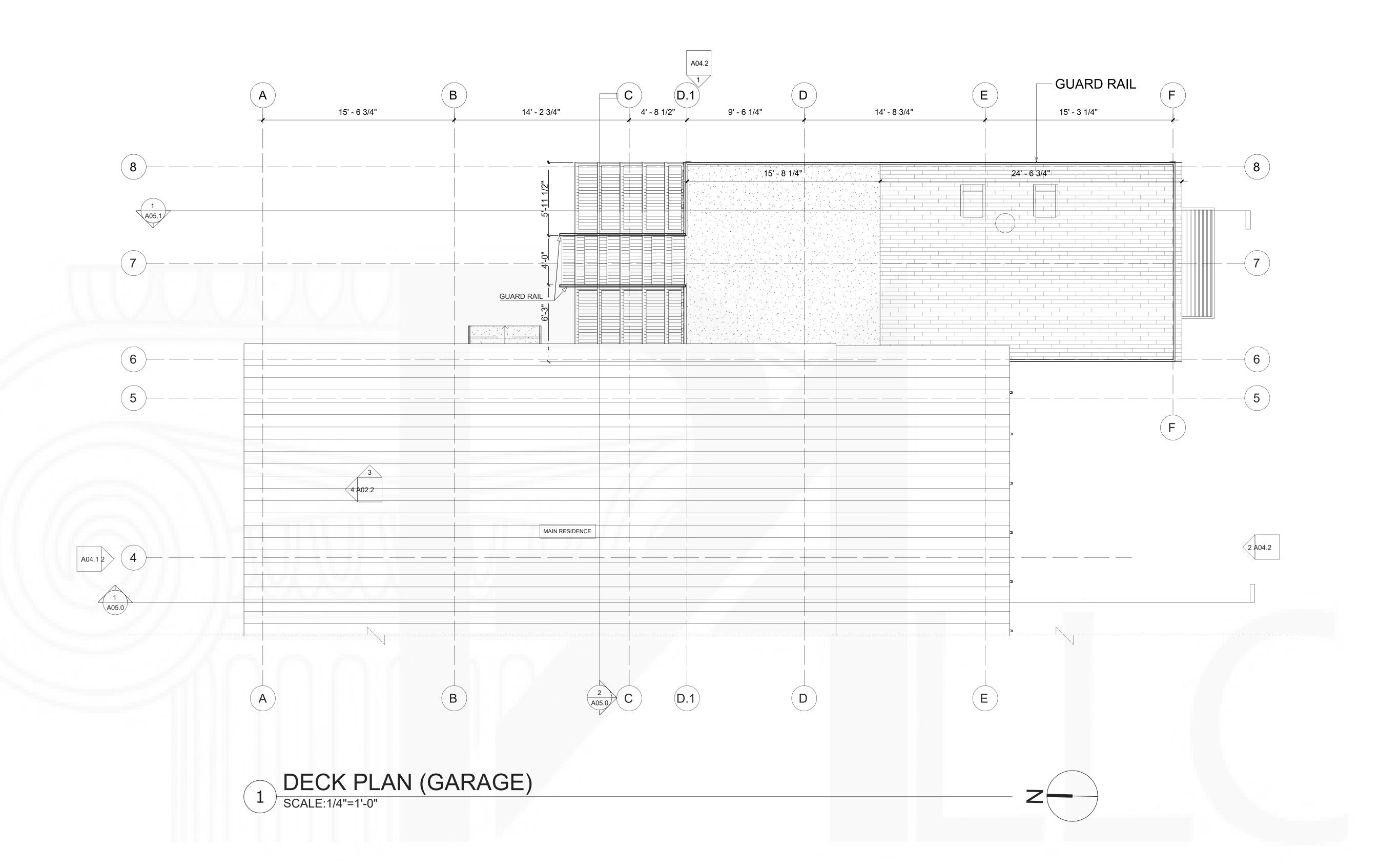
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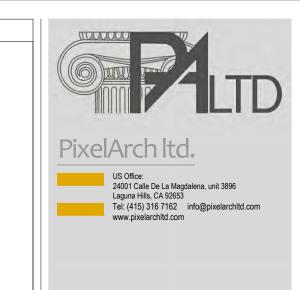
1. SEE EXTERIOR ELEVATIONS & SECTIONS FOR ALL R.O. & TOP PLATE HEIGHTS, UNLESS OTHERWISSE

2. ALL WALL DIMENSIONS ARE TO FACE OF STUD/ FRAMING, UNLESS OTHERWISE NOTED

3. 2x6 NOM. EXTERIOR WALL FRAMING & 2x4 NOM. INTERIOR WALL FRAMING, TYPICAL, UNLESS OTHERWISE NOTED.

4. (2) 2x3 P.T. TILED CURB @ SHOWER ENCLOSURE w/ TEMP. FRAMELESS GLASS & DOOR

5. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS. WHERE CLARITY IS REQUIRED, CONTACT ARCHITECT OR ENGINEER



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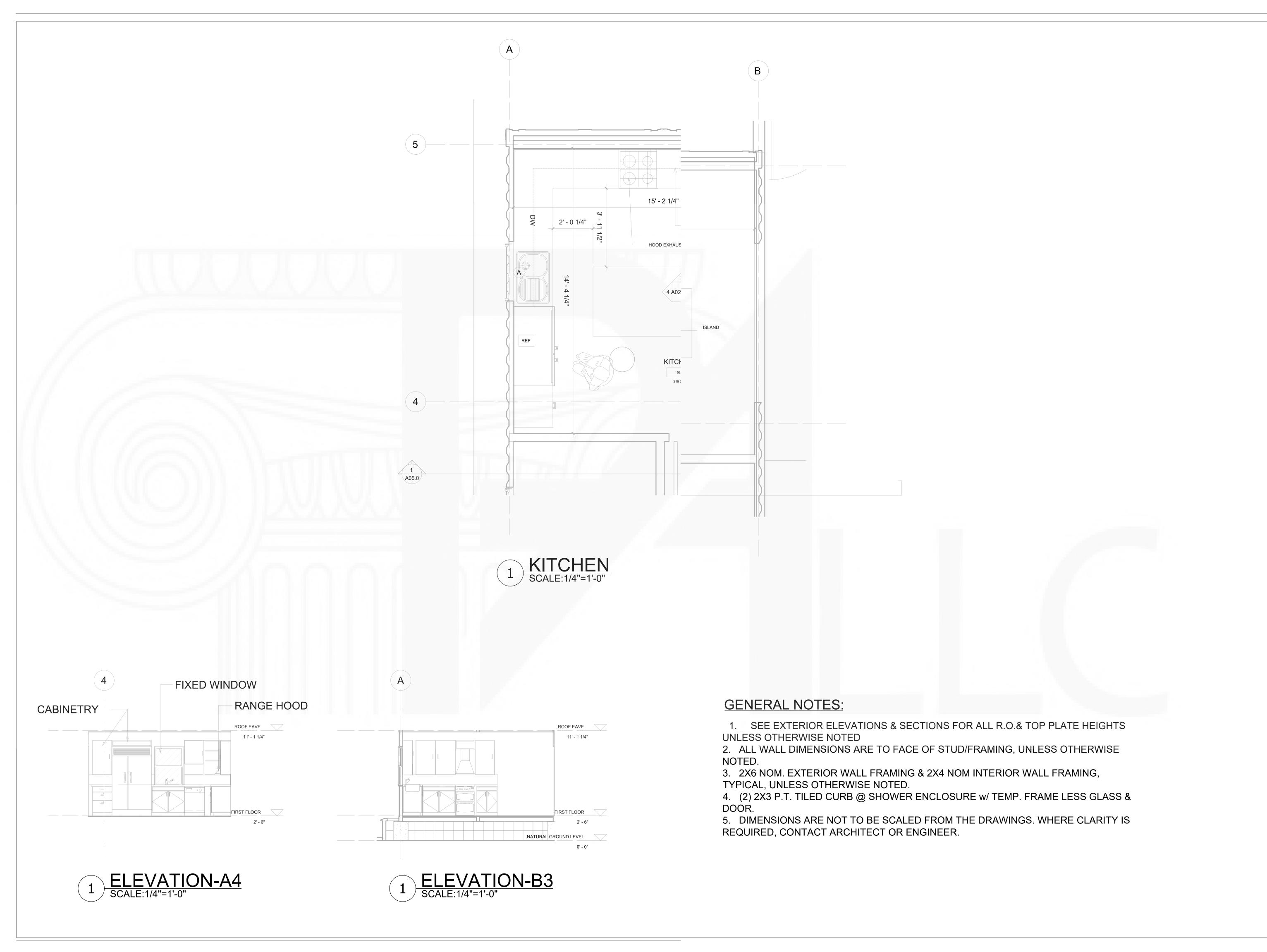
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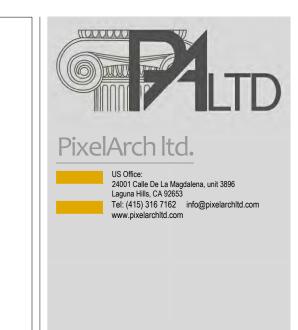
PROPOSED DECK PLAN

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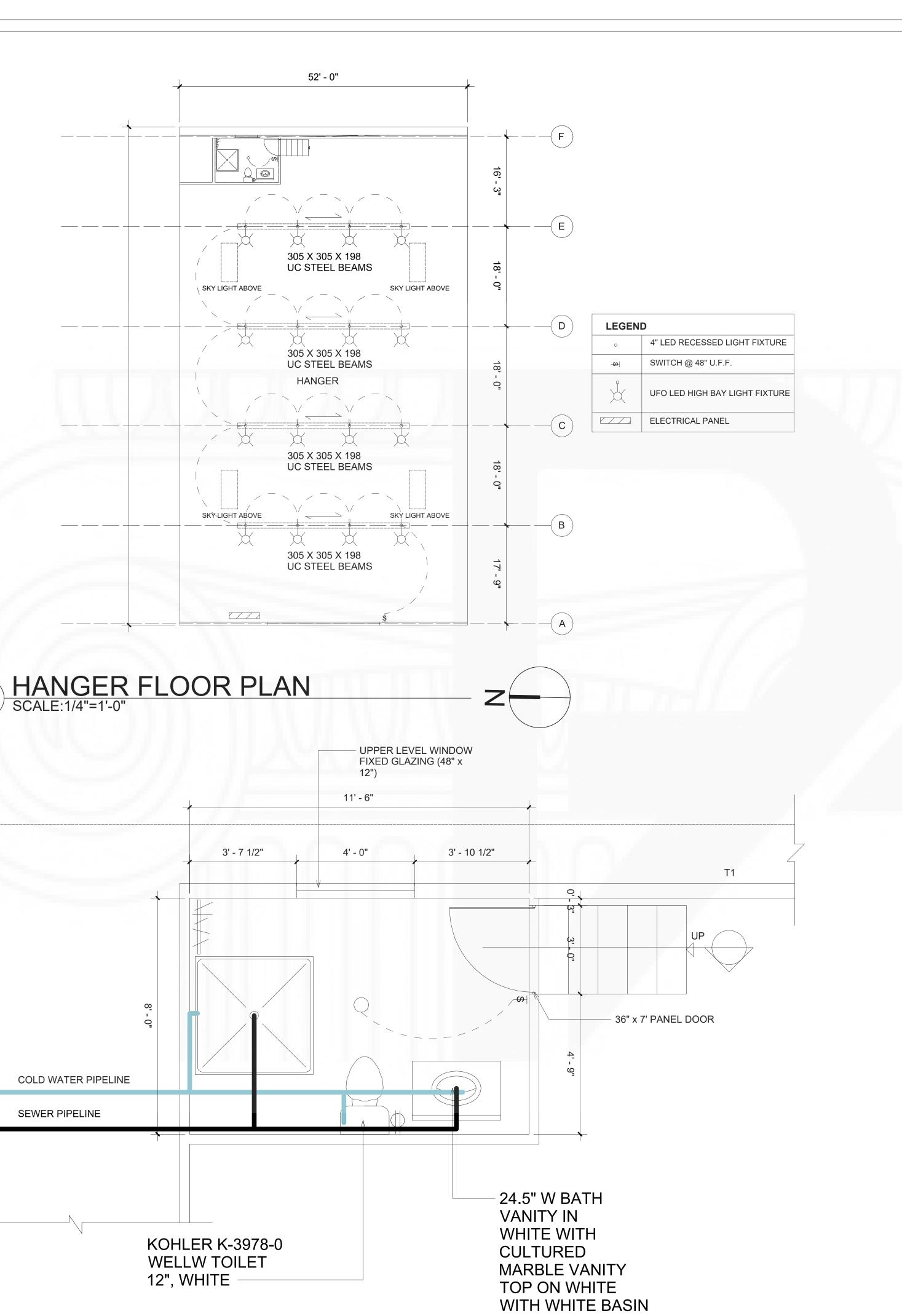
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PROPOSED ENLARGED KITCHEN PLAN

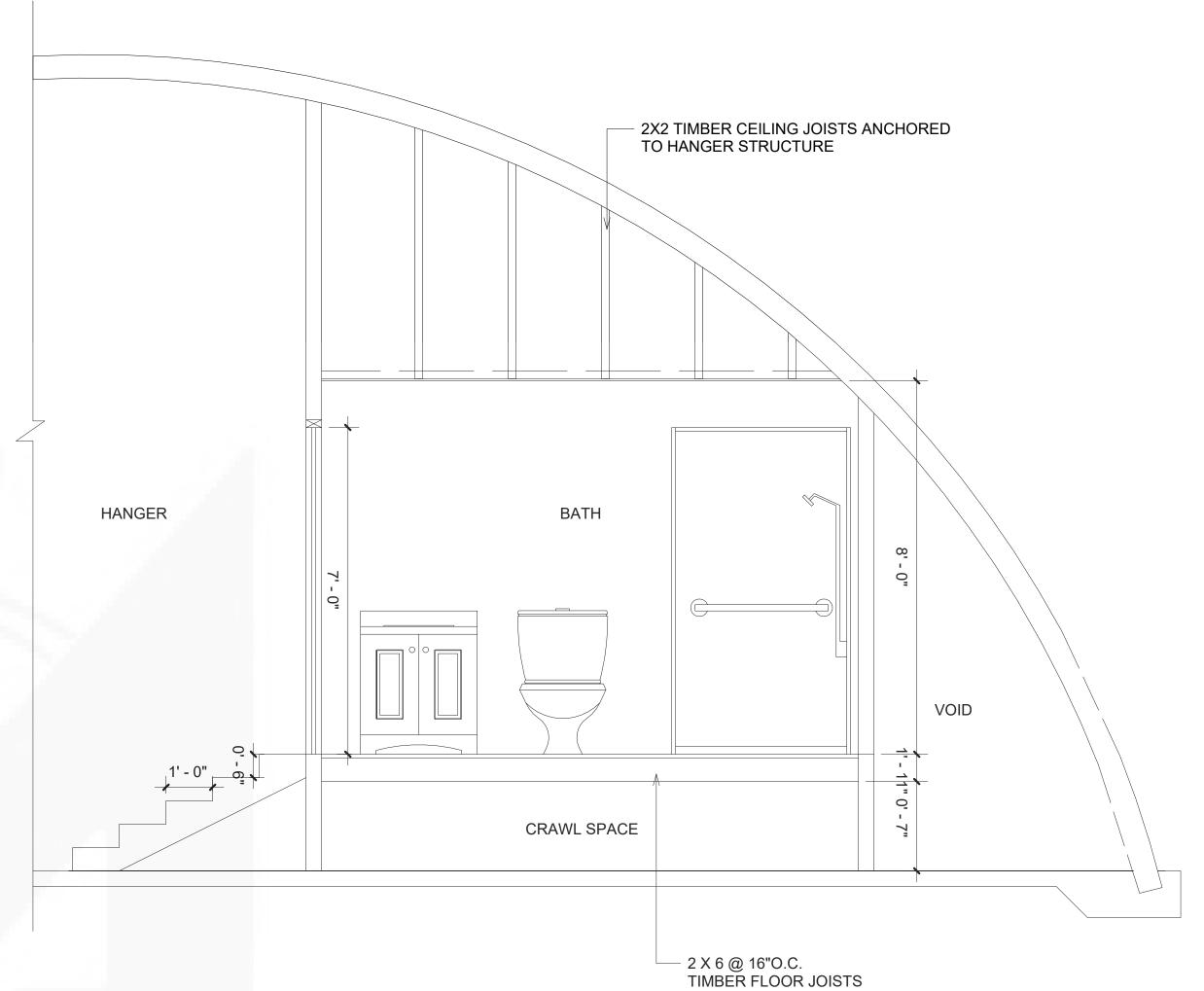
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FLOOR PLAN (BATH)



SECTION T1
SCALE:1/4"=1'-0"



GENERAL NOTES:

- 1. SEE EXTERIOR ELEVATIONS & SECTIONS FOR ALL R.O. & TOP PLATE HEIGHTS, UNLESS OTHERWISSE
- 2. ALL WALL DIMENSIONS ARE TO FACE OF STUD/ FRAMING, UNLESS OTHERWISE NOTED
- 3. 2x6 NOM. EXTERIOR WALL FRAMING & 2x4 NOM. INTERIOR WALL FRAMING, TYPICAL,

UNLESS OTHERWISE NOTED.

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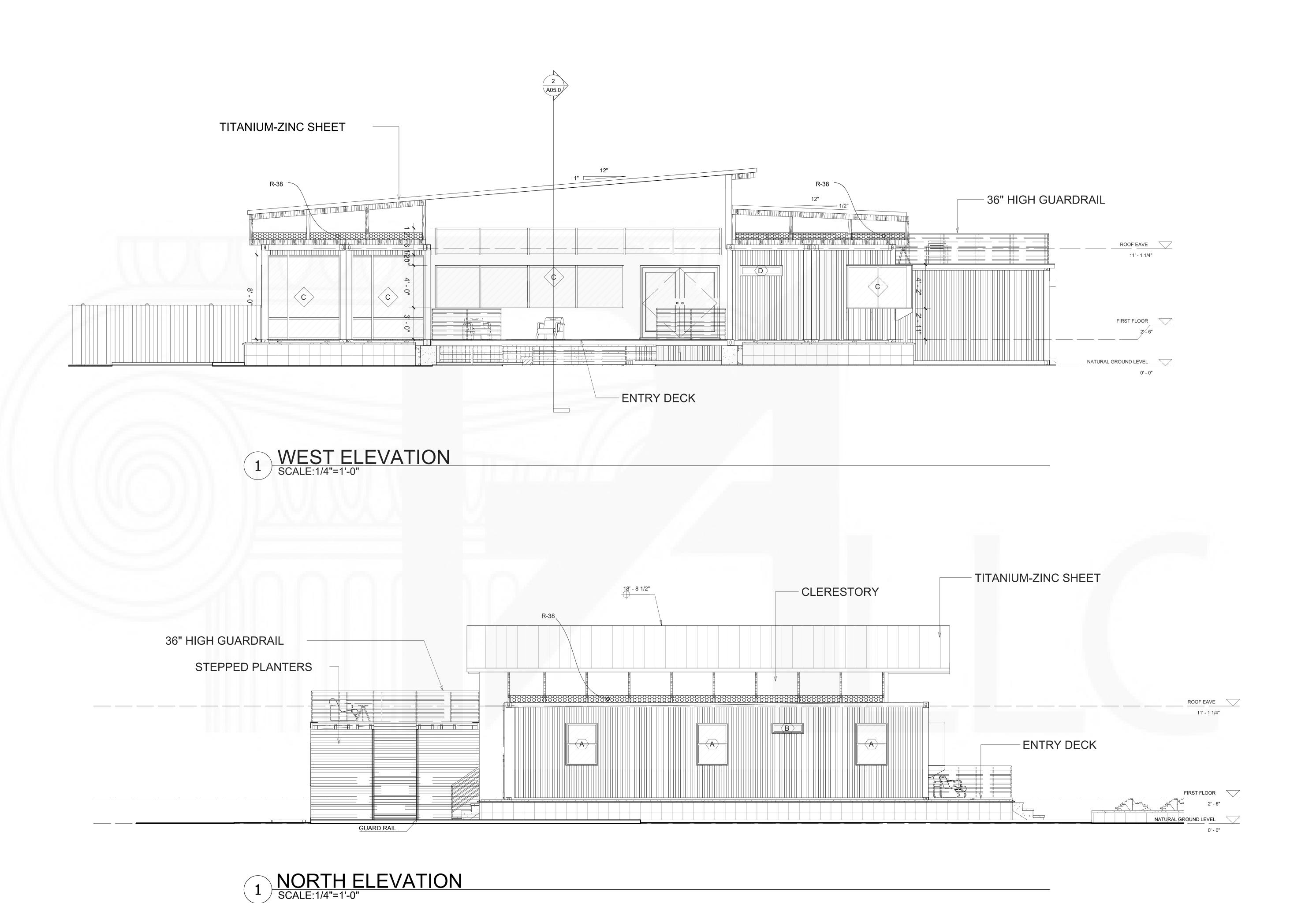
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PROPOSED HANGER FLOOR PLAN

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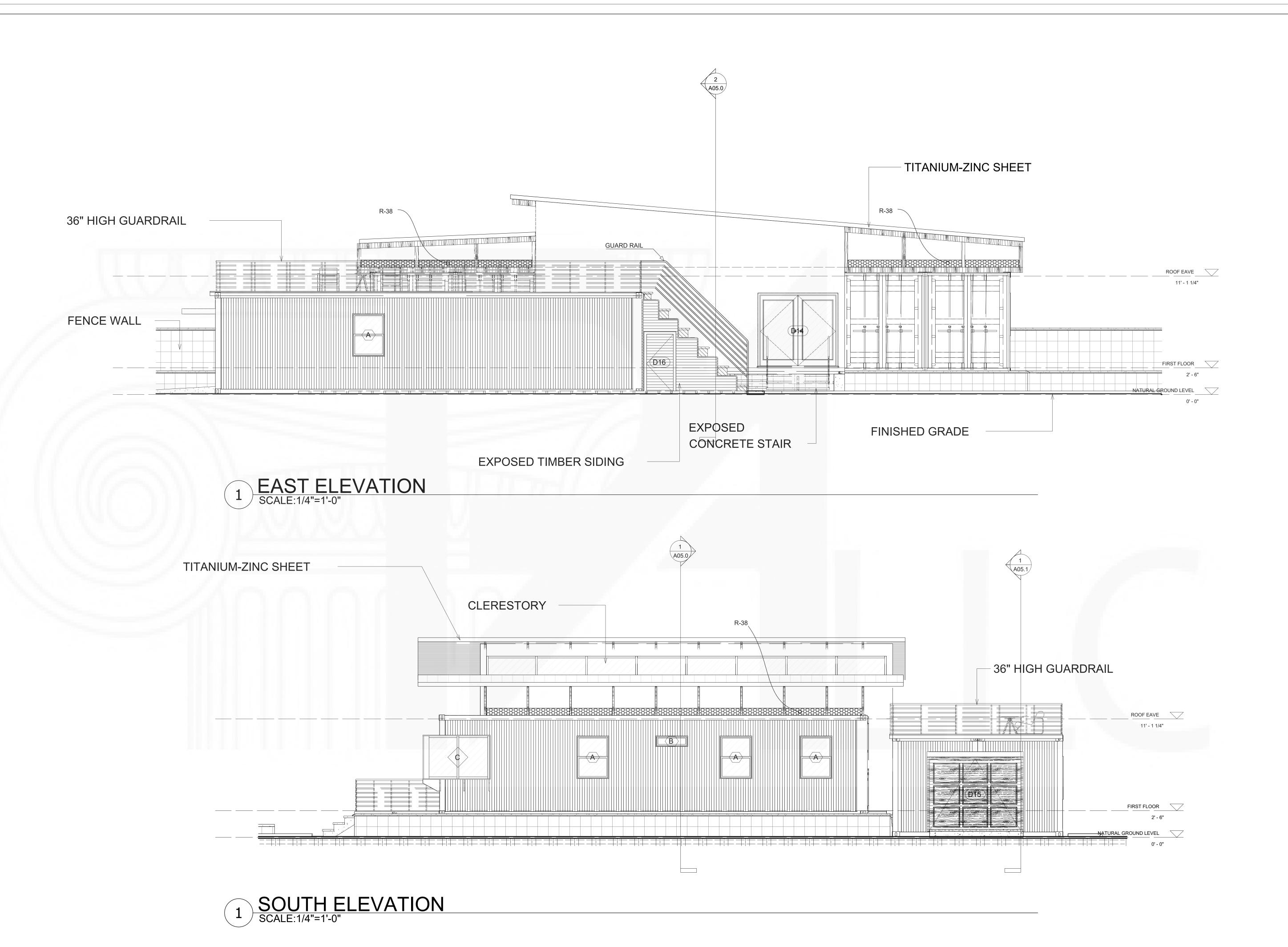
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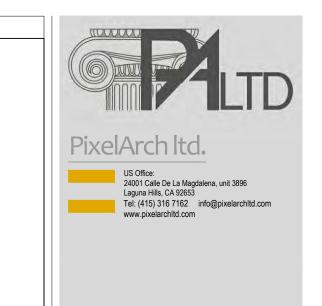
PROPOSED WEST & NORTH ELEVATIONS

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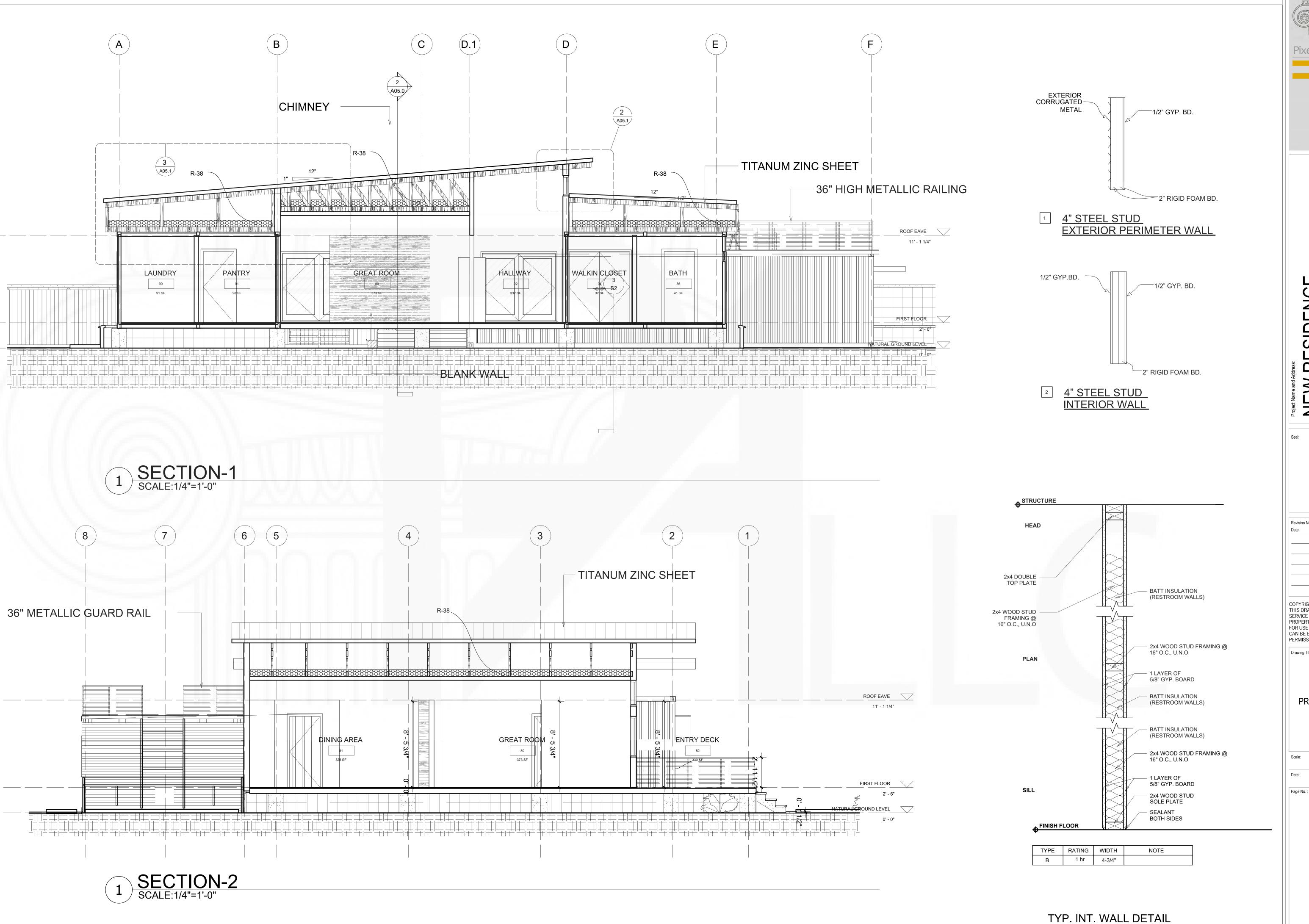
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PROPOSED EAST & SOUTH ELEVATIONS

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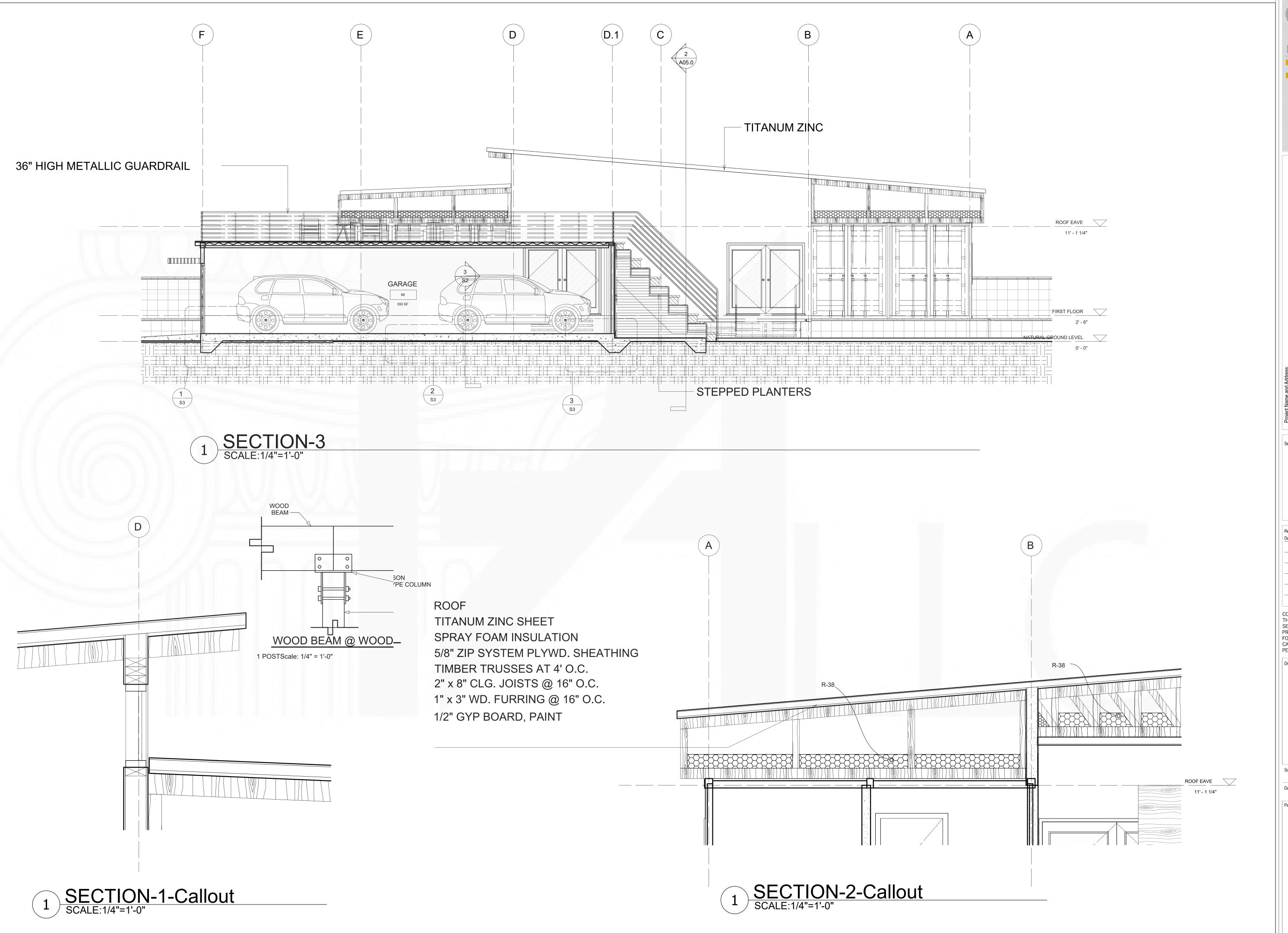
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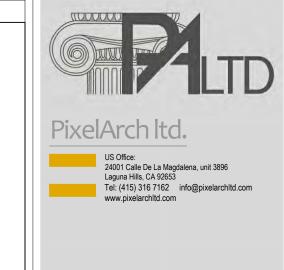
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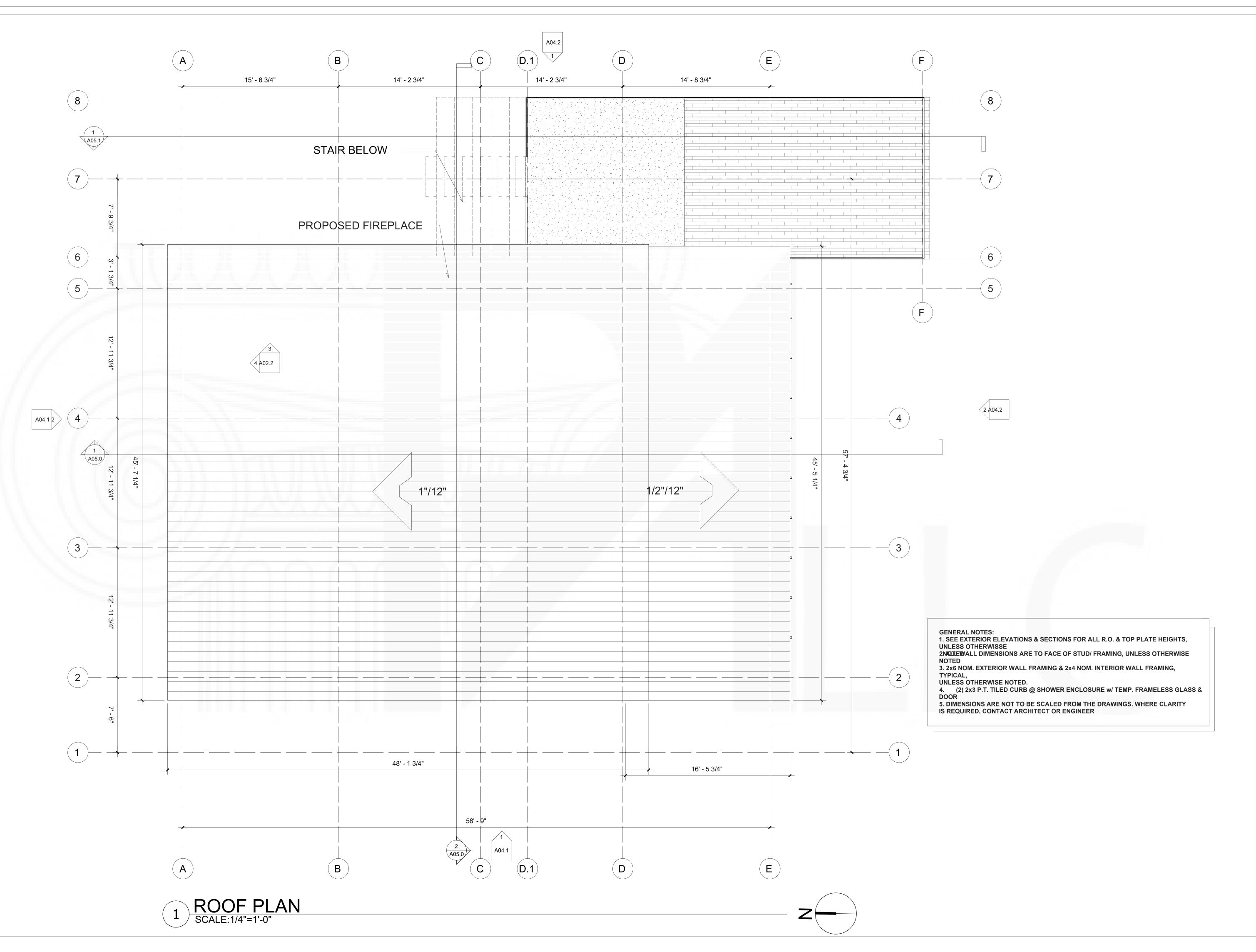
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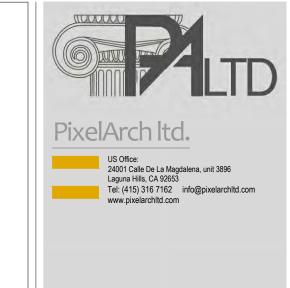
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PROPOSED ROOF PLAN

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GENERAL NOTES:

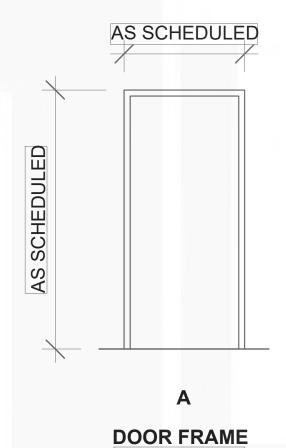
- 1. G.C. SHALL ENSURE AFTER DOOR & HARDWARE ARE INSTALLED THAT THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF TO DEG. THE DOOR WILL TAKE AT LEAST "3" SECONDS TO MOVE TO A POINT 3" FROM LATCH, MEASURED TO THE LEADING EDGE, ENSURE DOOR OPENING FORCE @ ALL INTERIOR HINGED DOOR = 5 IB/FT
- 2. RE: DOOR HARDWARE SPECIFICATION FOR HARDWARE SET NO.

D-1	TYP. ALUM/GLASS DOOR
DOOR MANU	THRESHOLD TO BE PROVIDED BY ALUMINUM STOREFRONT JFACTURER. COMPLETE SET OF HARDWARE INCLUDES HINGES, S, CLOSER, FLOOR STOP, LOCK AND PANIC DEVICE.
D-2	TYP. INTERIOR OFFICE/CLOSET
1 EA. TRIMO	R PLAIN BEARING HINGES 1279 4-1/2 x 4 US26D O DOME STOP W1212ES US26D ENT LOCK SET 8205 LNB US26D
D-3	HOLLOW MTL. DOOR W/ EXIT DEVICE
1 EA. SARGI 1 EA. SARGI 1 EA. TRIMO 1 EA. NATIO 1 EA. NATIO	R BALL BEARING HINGES BB1279 4-1/2 x 4 NR[US26D ENT EXIT DEVICE 8813 ETL US32D ENT LOCK SET 8205 LNB US26D O GOOSENECK STOP 1201ES US26D NAL GUARD PRODUCTS THRESHOLD 896V-36" ALUMINUM NAL GUARD PRODUCTS WEATHER STRIPPING 160V-36"x 84" NAL GUARD PRODUCTS SWEEP 200N-36" ALUMINUM
D-4	PRIVATE RESTROOM
1 EA. PRIVA	ACE CLOSER STOP

		Door Schedule	
Mark Family	Туре	C ou nt Width Height	Description
D01 ExtDbl (2)	7'-6" x 7'	1 7' - 6" 7' - 0" Main	Entry Doorway
D02 M_Single-Flush	2' 4" X 7' 0"	1 2' - 4" 7' - 0" Provid	de in Baths, Pantry
D03 M_Single-Flush	3' x 7'	1 3' - 0" 7' - 0" Provid	de in Bedrooms, Study
D04 M_Single-Flush	3' x 7'	1 3' - 0" 7' - 0" Provid	de in Bedrooms, Study
D05 Sliding - Double-Flush (NZ)	4' x 7'	1 4' - 0" 7' - 0" Provid	de in Closets
D06 Interior_barn_door_18732	Interior_barn_door_1 8732	1 3' - 0" 7' - 0" Provid	de in Master Bath
D07 HM_Frame_DoorInteri or_Double_3898	6'-0" x 7'-0" Metal_5.75" x 2"	1 6' - 0" 7' - 0" Provid	de in Walkin Closet
D08 M_Single-Flush	3' x 7'	1 3' - 0" 7' - 0" Provid	de in Bedrooms, Study
D09 ExtDbl (2)	7'-6" x 7'	1 7' - 6" 7' - 0" Main	Entry Doorway
D10 M_Single-Flush	3' x 7'	1 3' - 0" 7' - 0" Provid	de in Bedrooms, Study
D11 M_Single-Flush	3' x 7'	1 3' - 0" 7' - 0" Provid	de in Bedrooms, Study
D12 M_Single-Flush	3' x 7'	1 3' - 0" 7' - 0" Provid	de in Bedrooms, Study
D13 M_Single-Flush	3' x 7'	1 3' - 0" 7' - 0" Provid	de in Bedrooms, Study
D14 ExtDbl (2)	7'-6" x 7'	1 7' - 6" 7' - 0" Main	Entry Doorway
D15 Garage - 9 Pnl	9' x 7'	1 9' - 0" 7' - 0" Provid	de in Garage
D16 M_Single-Flush	2'-6" x 5'-6"	1 2' - 6" 5' - 6" Provid	de in Store

HARDWARE NOTES:

- 1. CONTRACTOR IS TO SUBMIT COMPLETE HARDWARE SCHEDULE FOR ARCHITECT'S REVIEW.
- 2. EXTERIOR HARDWARE FINISHES SHALL BE BUILDING STANDARD.
- 3. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR ANY SPECIAL KNOWLEDGE OR PARTICULAR EFFORT.
- 4. ALL CLOSERS SHALL CONFORM TO ADA AND STATE REQUIREMENTS. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED FIVE POUNDS (5 LBS.) FOR INTERIOR AND EXTERIOR DOORS AND FIFTEEN POUNDS (15 LBS.) FOR FIRE RATED DOOES. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. ALL DOOR CLOSERS SHALL BE MOUNTED INSIDE ROOM WITH PARALLEL ARM SO IT IS NOT VISIBLE FROM OUTSIDE.
- 5. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- INSTALL DOORS WITH ALL HARDWARE FITTINGS, ACCESSORIES AND PARTITION REINFORCEMENT AS REQUIRED FOR THE SPECIFIC INSTALLATION. PROVIDE ANY SPECIAL ITEMS REQUIRED FOR CODE COMPLIANCE OR OPERATION AT SPECIAL DOOR LOCATIONS.
- 7. ALL HARDWARE LOCKSETS AND LACTCHES SHALL BE LEVER STYLE TO COMPLY WITH ACCESSIBILITY REQUIREMENTS.
- 8. PROVIDE SIGNS AT THE INTERIOR SIDE THAT READS: "THIS DOOR SHALL REMAIN UNLOCKED WHILE OCCUPIED" DIRECTLY ABOVE THE EXIT DOOR.



MATERIALS LEGEND:

SCW - SOLID CORE WOOD HCW - HOLLOW CORE WOOD HM - HOLLOW METAL AL - ALUMINUM FRAME GLS - GLASS PLAM - PLASTIC LAMINATE ANOD - ANODIZED ALUMINUM STL - STEEL

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DOOR SCHEDULE

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GLAZING/WINDOW GENERAL NOTES:

- 1. CONTRACTOR MUST VERIFY REQUIREMENTS AND COORDINATE THE WORK REQUIRED AT EACH OPENING. INCLUDE REQUIRED SHIMS, SEALANT, STAINLESS STEEL FASTENERS, STAINLESS STEEL AND EXTRUDED ALUMINUM CLIP ANGLES, ALUMINUM BREAK METAL AND ALUMINUM TRIM TO MATCH WINDOWS FRAMES. PROVIDE REINFORCEMENT AS REQUIRED FOR GRAVITY AND WIND LOADING. REINFORCEMENT MAY INCLUDE HEAVIER OR ADDITIONAL EXTRUSIONS OR STEEL WITHIN EXTRUSIONS.
- 2. FINISH ON ALL ALUMINUM PRODUCTS IS SILVER ANODIZED.
- 3. ALL EXTERIOR ALUMINUM PRODUCTS ARE THERMALLY BROKEN.
- 4. PROVIDE SAFETY GLASS WHERE NOTED AND WHERE REQUIRED. THESE LOCATIONS INCLUDE BUT ARE NOT LIMITED TO DOORS AND SIDELIGHTS. WHERE FIRE RATING IS INDICATED FOR AN ASSEMBLY USE WIRED GLASS.
- 5. ALUMINUM WINDOW BASIS OF DESIGN IS KAWNEER TRIFAB 451.
- 6. ALUMINUM STOREFRONT BASIS OF DESIGN IS KAWNEER TRIFAB 451.
- 7. INSTALL TEMPERED OR SAFETY GLASS IN OPENINGS WHERE REQUIRED BY CODE
- 8. SET WINDOW SUB SILL IN CONTINUOUS BEAD OF SEALANT
- 9. TURN SUB SILLS AND FLASHING MEMBRANE UP AT JAMBS TO FORM END DAMS
- 10. SPACE ANCHORS OF WINDOW FRAMES NO MORE THAN 16" O.C.
- 11. VERIFY HEAD HEIGHTS OF OPENINGS ON THE EXTERIOR AND INTERIOR ELEVATIONS. INFORM ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING
- 12. ALL EXTERIOR GLAZING TO BE 1" INSULATED AND ALL INTERIOR GLAZING TO BE 1/4" FLOAT GLASS, UNLESS NOTED OTHERWISE RE: SPECS FOR GLASS TYPES
- 13. ALUMINUM WINDOW FRAMES MUST HAVE CLOSER PLATES ON THE BACK OF THE JAMBS AND HEAD.

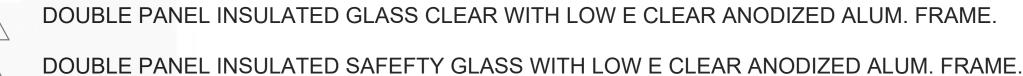
			WINDOV	SCHEDULE !			
Type Mark	Family	Head Count Height	OmniClass Title	e Width Height Sill Hei	ght	Product Data	Description
Α	Double Hung	1 7' - 0" Double-Hui	ng Windows	3' - 0" 4' - 0"	3' - 0"	Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Badrooms and Kitchen
Ą	Double Hung	1 7' - 0" Double-Hui	ng Windows	3' - 0" 4' - 0"	3' - 0"	Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Badrooms and Kitchen
4	Double Hung	1 7' - 0" Double-Hui	ng Windows	3' - 0" 4' - 0"	3' - 0"	Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Badrooms and Kitchen
4	Double Hung	1 7' - 0" Double-Hui	ng Windows	3' - 0" 4' - 0"	3' - 0"	Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Badrooms and Kitchen
4	Double Hung	1 7' - 0" Double-Hui	ng Windows	3' - 0" 4' - 0"	3' - 0"	Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Badrooms and Kitchen
3	M_Fixed	1 7' - 0"	Fixed Windows	3' - 0" 1' - 0"	6' - 0"	Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bathrooms
3	M_Fixed	1 7' - 0"	Fixed Windows	3' - 0" 1' - 0"	6' - 0"	Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bathrooms
4	Double Hung	1 7' - 0" Double-Hui	ng Windows	3' - 0" 4' - 0"	3' - 0"	Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Badrooms and Kitchen
4	Double Hung	1 5' - 1" Double-Hui	ng Windows	3' - 0" 4' - 0"	1' - 1"	Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Badrooms and Kitchen
)	M_Fixed	1 7' - 0"	Fixed Windows	4' - 0" 1' - 0"	6' - 0"	Dual pane, one Low-E coating, Argon filled, 0.260 U-value	Provide in Bathrooms

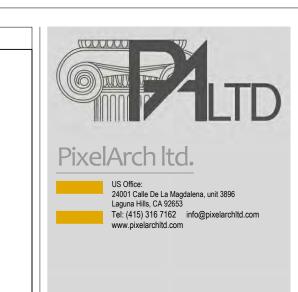
GLAZING NOTES:

- 1. SOLARBAN 60 (2) CLEAR + CLEAR OR EQUAL
- 2. NFRC CERTIFIED U-FACTOR EQUAL TO OR BETTER THAN 0.5
- 3. MAX. SHGC 0.23
- 4. KAWNEER TRIFAB VERSAGLAZE 451/451T FRAME SYSTEM (4-1/2" DEEP WITH 2" SIGHTLINE) OR APPROVED EQUAL

ALUMINUM FRAME GENERAL NOTES

- 1. WINDOW FRAME: SILVER ANODIZED ALUMINUM
- 2. SET WINDOW SUB SILL IN CONTINUOUS BEAD OF SEALANT
- 3. SPACE ANCHORS OF DOORS AND WINDOWS NO MORE THAN 16" O.C.
- 4. ALL ENTRANCE DOORS MUST HAVE STABILIZERS
- 5. STOREFRONT SYSTEM MANUFACTURER SHALL SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A TEXAS LICENSED STRUCTURAL ENGINEER DETAILING SYSTEM'S COMPLIANCE WITH MINIMUM WIND DESIGN OF 139 MPH (3 SECOND GUST).
- 6. CONTRACTOR SHALL CONFIRM DOOR CONFIGURATION FOR EACH BAY WITH OWNER PRIOR TO MANUFACTURING STOREFRONT SYSTEM.
- 7. ALL STOREFRONT WINDOW AND DOOR SYSTEMS SHALL FULLY COMPLY WITH 2015 INTERNATIONAL ENERGY CODE AND LOCAL BUILDING CODES.





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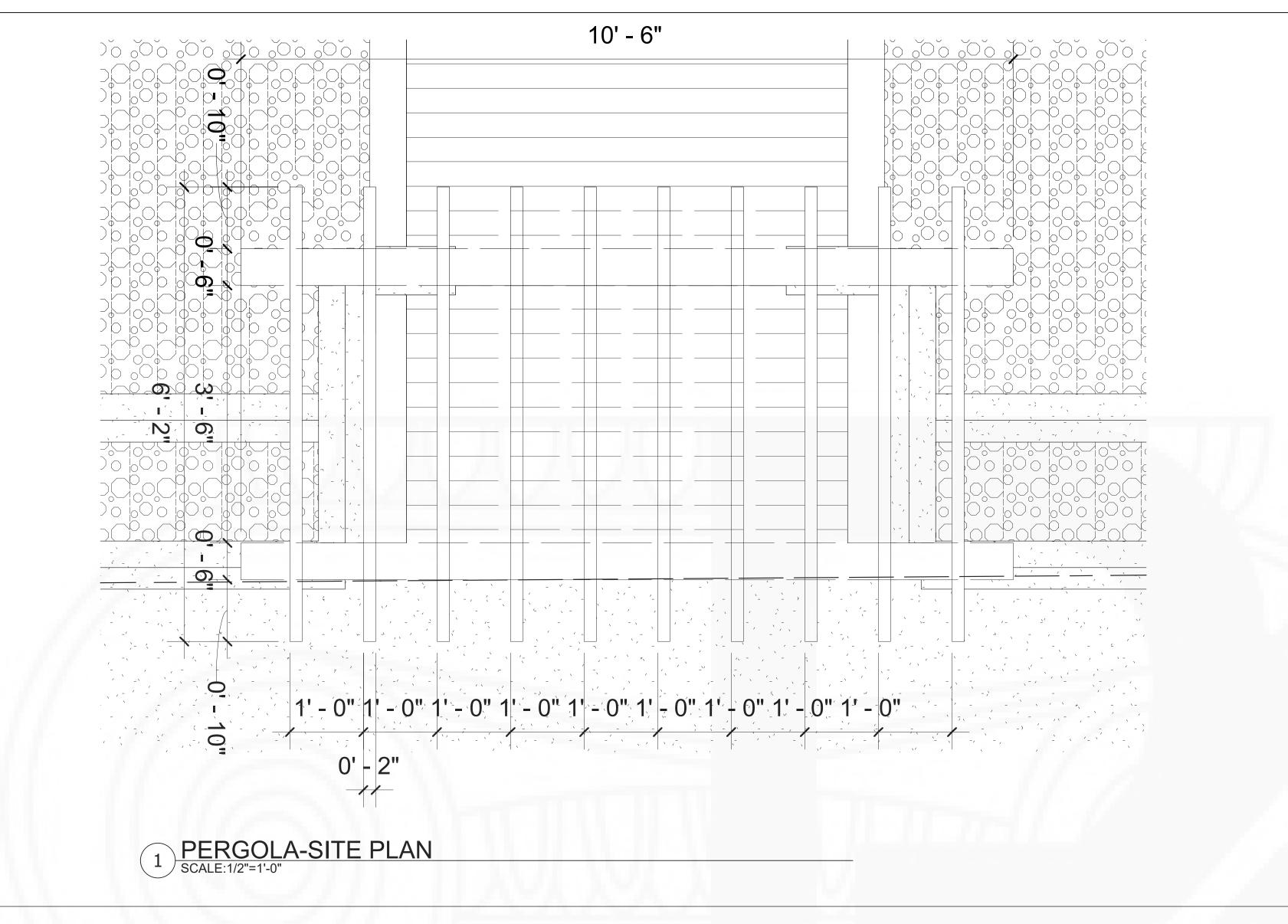
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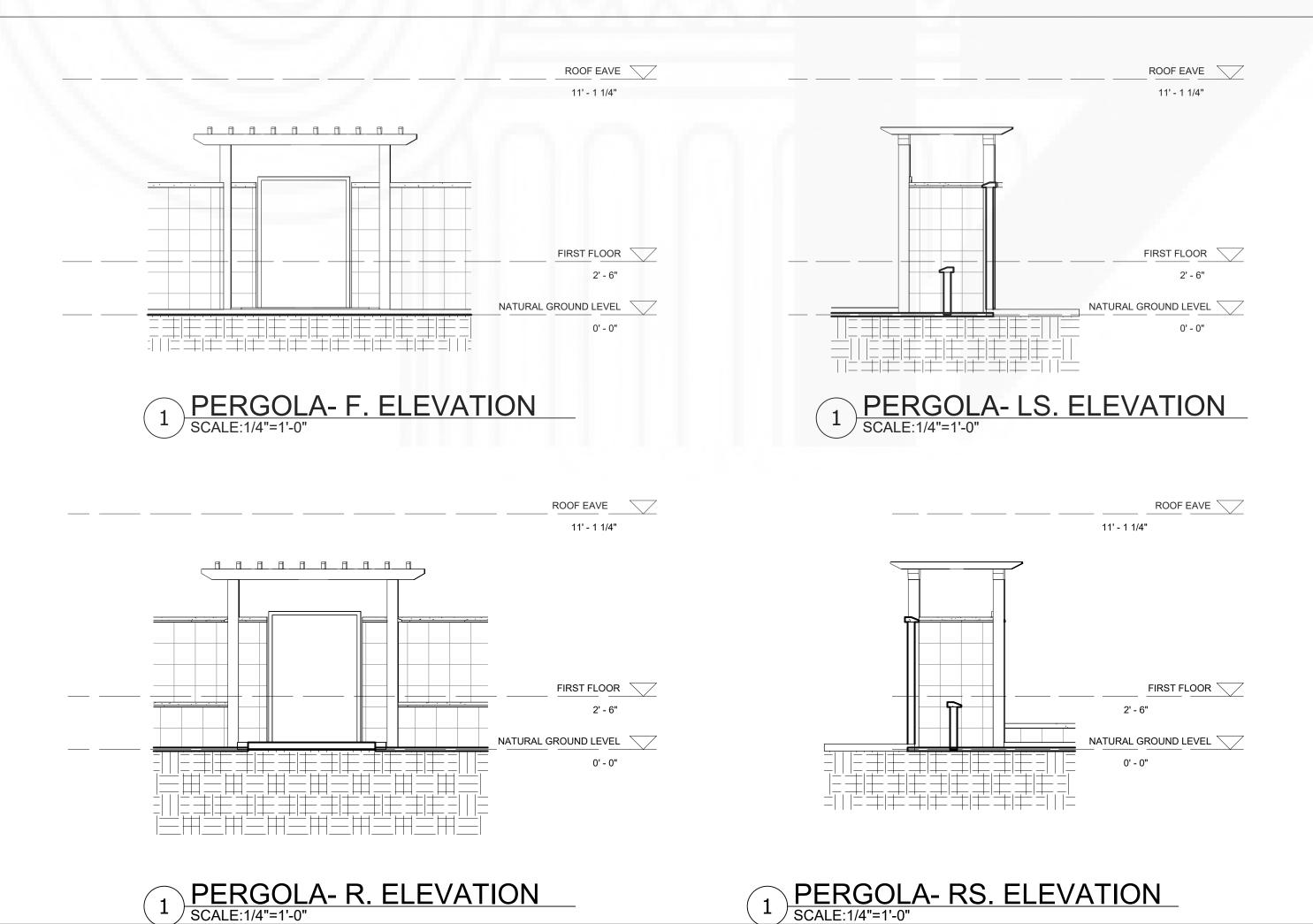
WINDOW SCHEDULE

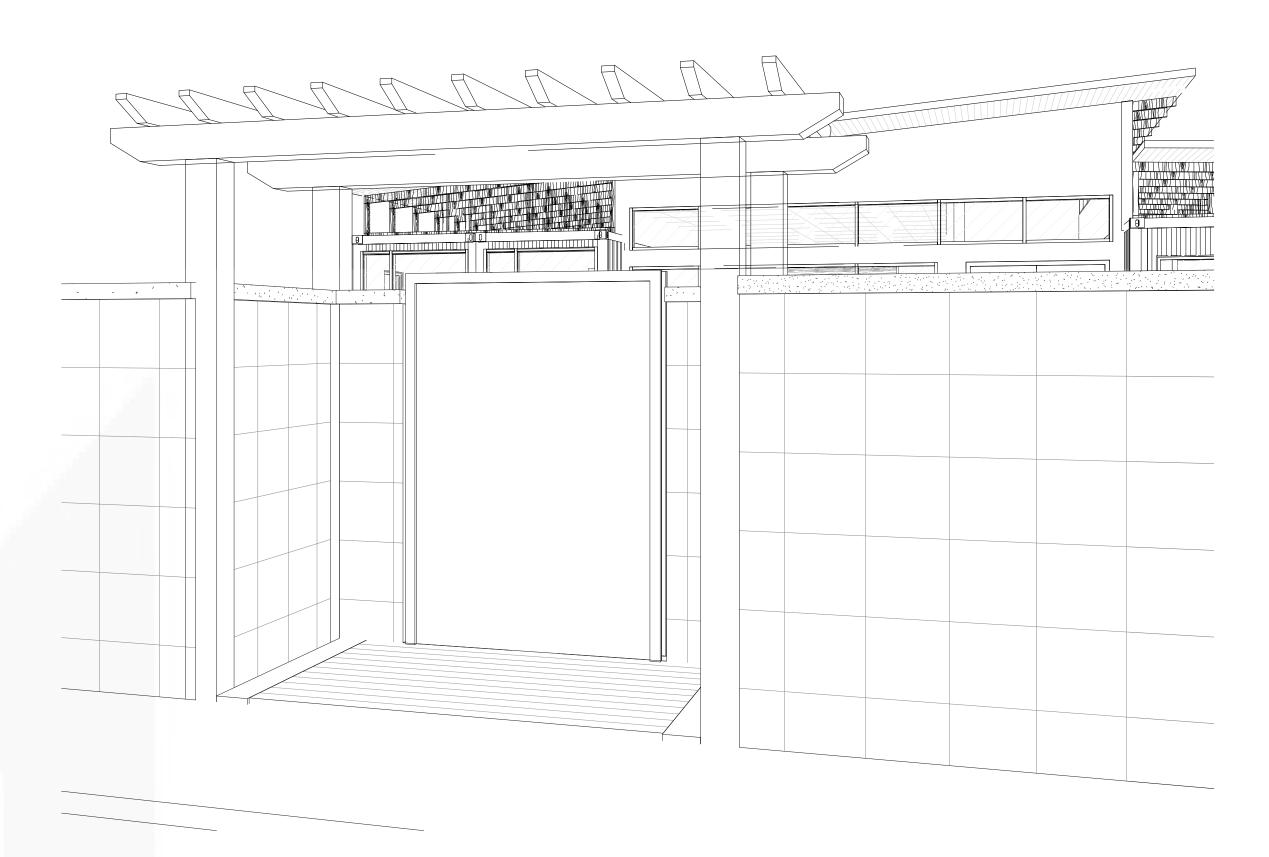
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GENERAL NOTES:

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2. ALL WALL DIMENSIONS ARE TO FACE OF STUD/ FRAMING, UNLESS OTHERWISE NOTED

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4. (2) 2x3 P.T. TILED CURB @ SHOWER ENCLOSURE w/ TEMP. FRAMELESS GLASS & DOOR

5. DIMENSIONS ARE NOT TO BE SCALED FROM THE DRAWINGS. WHERE CLARITY IS REQUIRED, CONTACT ARCHITECT OR ENGINEER



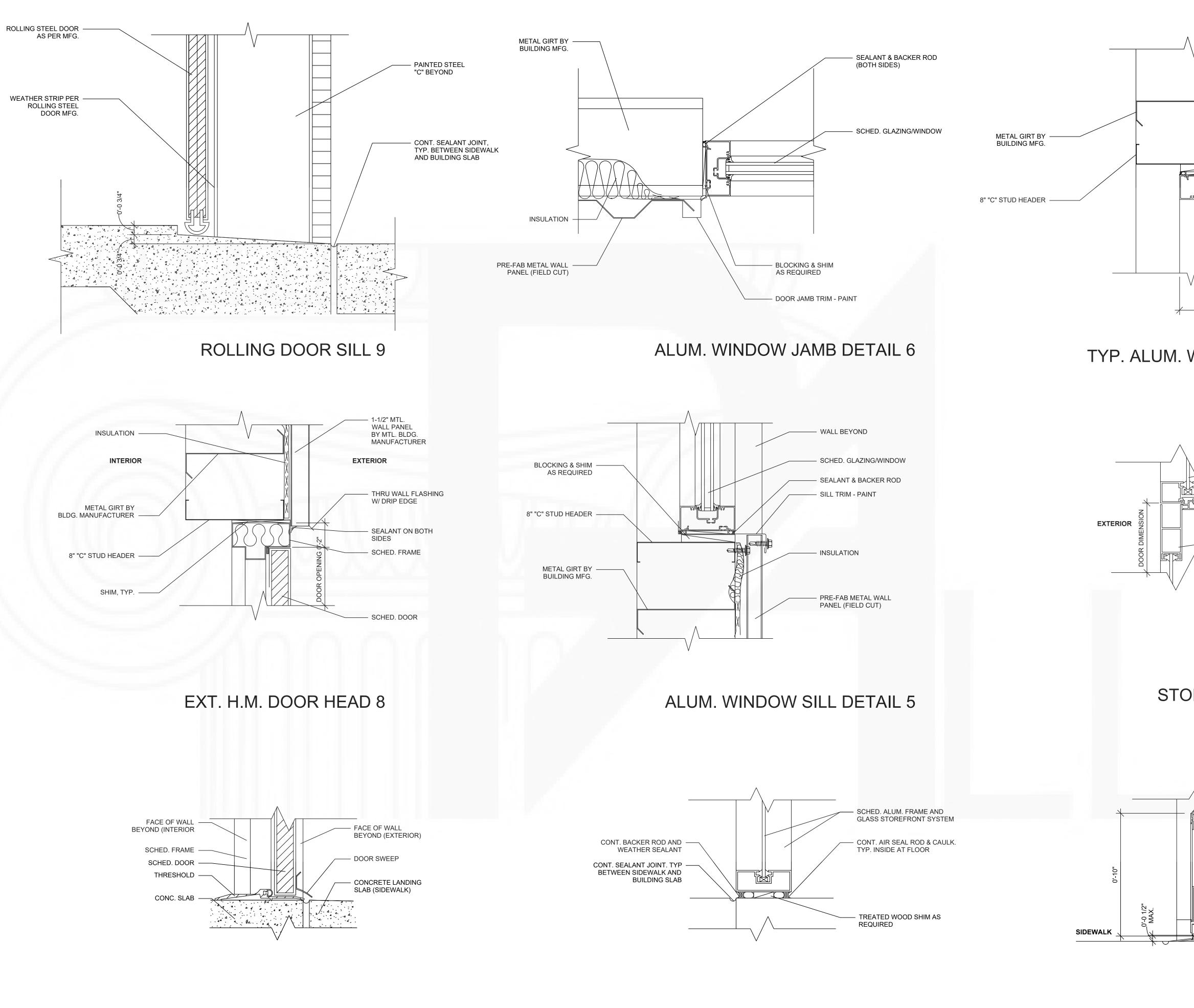
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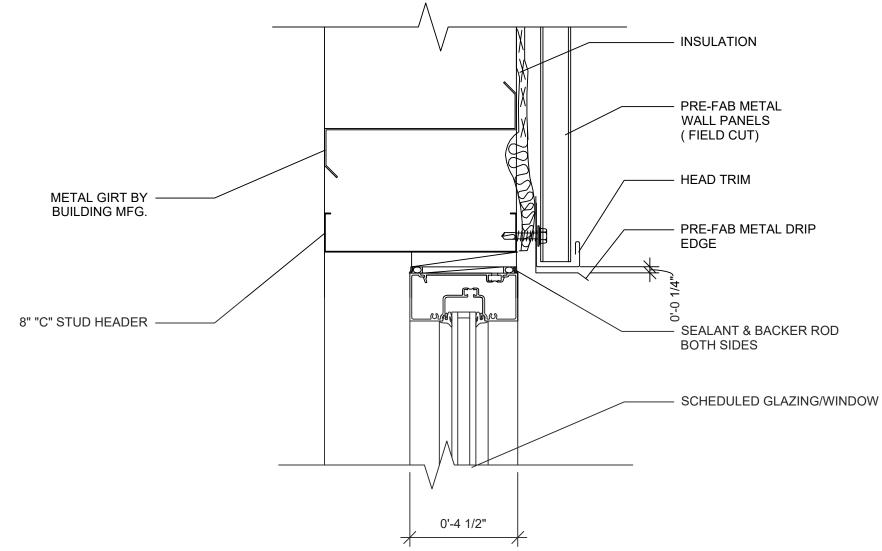
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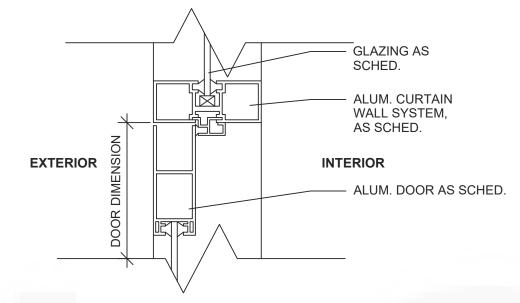


STOREFRONT SILL 4

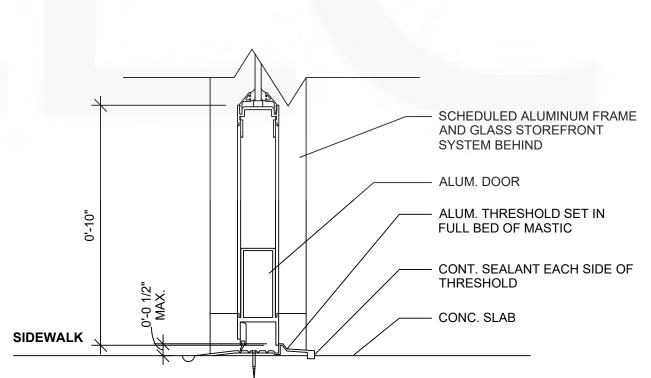
EXT. H.M. DOOR SILL 7



TYP. ALUM. WINDOW HEAD DETAIL 3



STOREFRONT HEAD/JAMB 2



STOREFRONT ENTRANCE SILL 1

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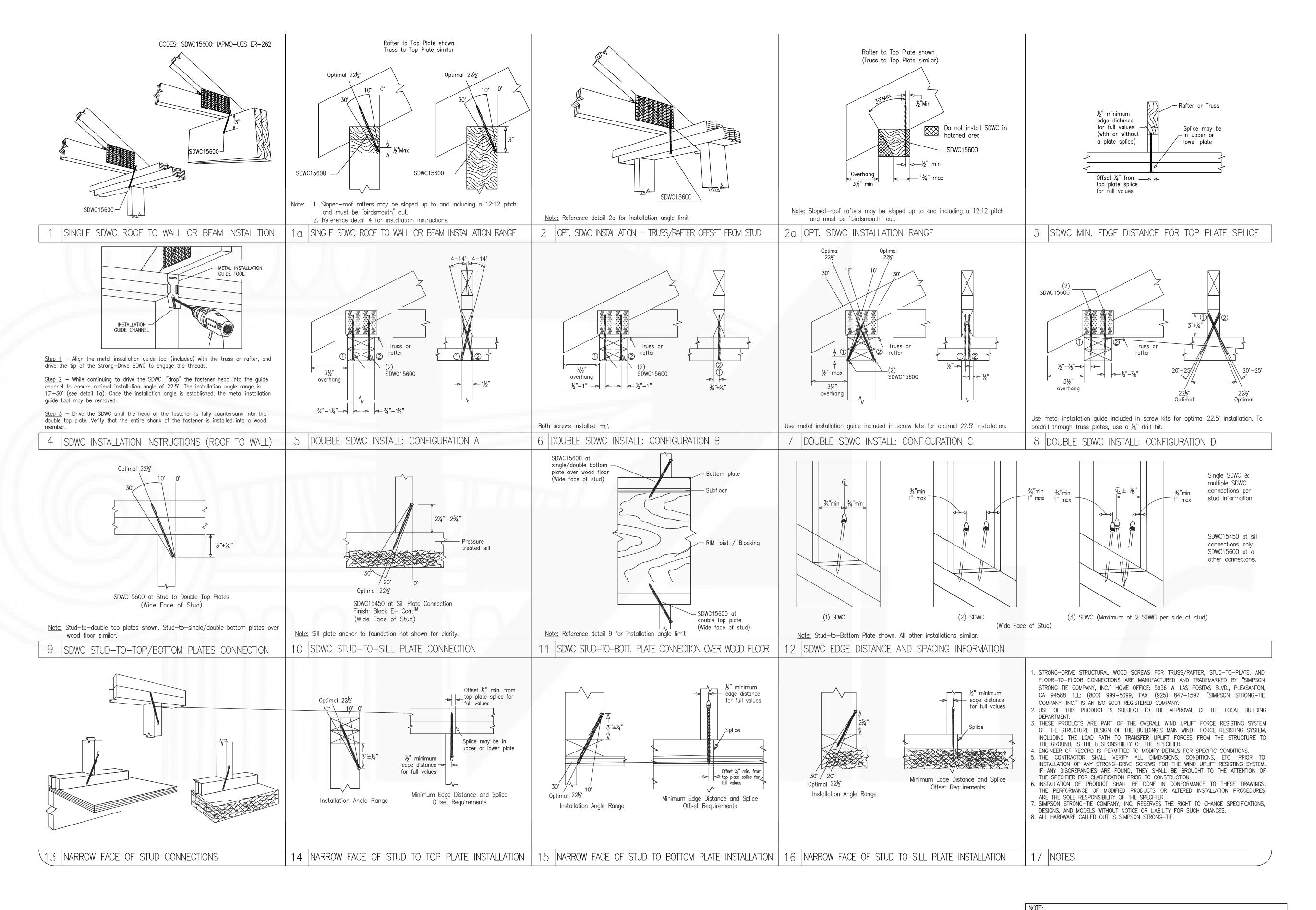
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THIS SHEET DESCRIBES THE USE OF, THE SDWC SCREW SYSTEM.
INSTALL PER MANUFACTURER'S SPECIFICATIONS.

SIMSON SDWC ATTACHMENT DETAILS HAVE BEEN INCLUDED FOR INFORMATION PURPOSES ONLY.
ALL FINAL SPECS FOR PRE ENGINEERED COMPONENTS ARE THE RESPONSIBILITY OF
THE MANUFACTURER.
SIMPSON SDWC SCREWS ARE TO BE USED IN LIEU OF STRAPPING WHERE AVAILABLE.HOWEVER,
WHERE SDWC SCREWS CANNOT BE INSTALLED IN ACCORDANCE W/ MANUFACTURERS
SPECIFICATIONS, STRAPPING SHALL BE USED.
MORE STRINGENT MANUF. REQUIREMENTS SHALL CONTROL. CONTRACTOR SHALL CONSULT
WITH MANUFACTURER TO CONFIRM REQUIREMENTS PRIOR TO INSTALLATION OF SYSTEM.

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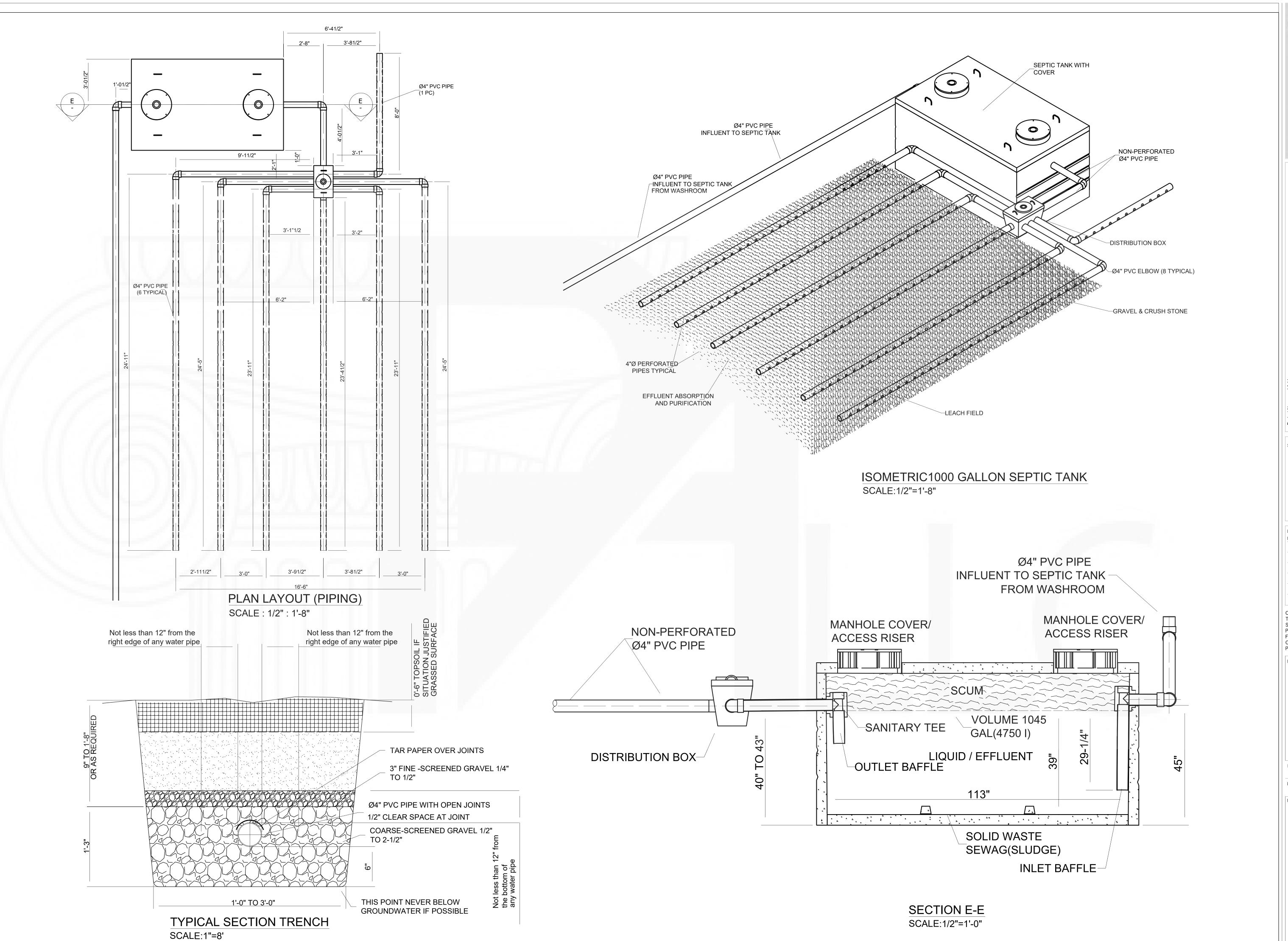
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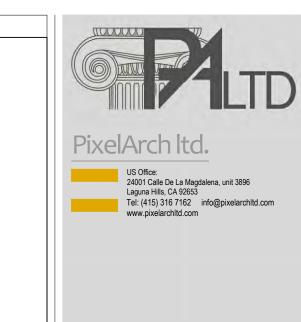
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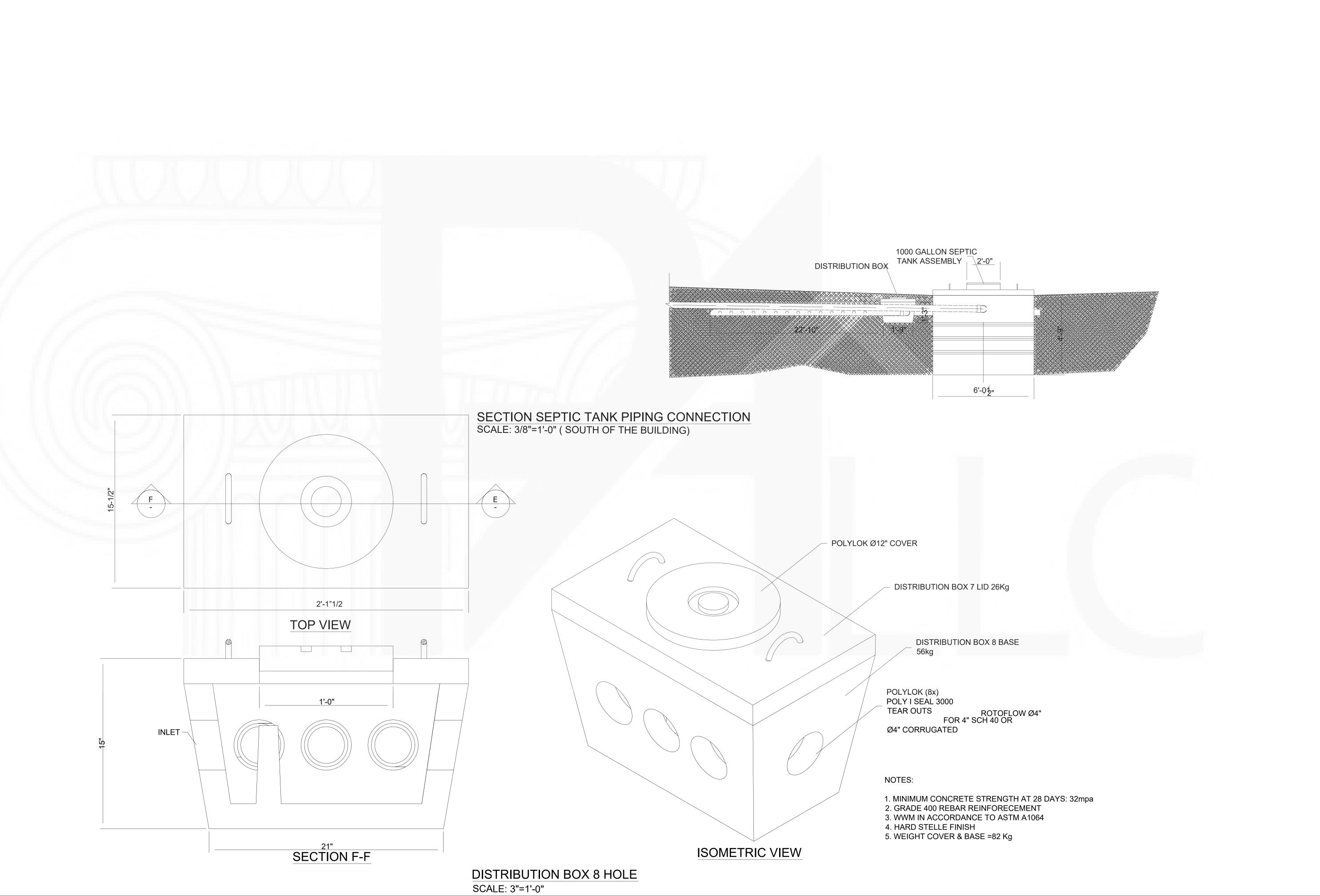
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PROPOSED SEPTIC TANK DETAILS

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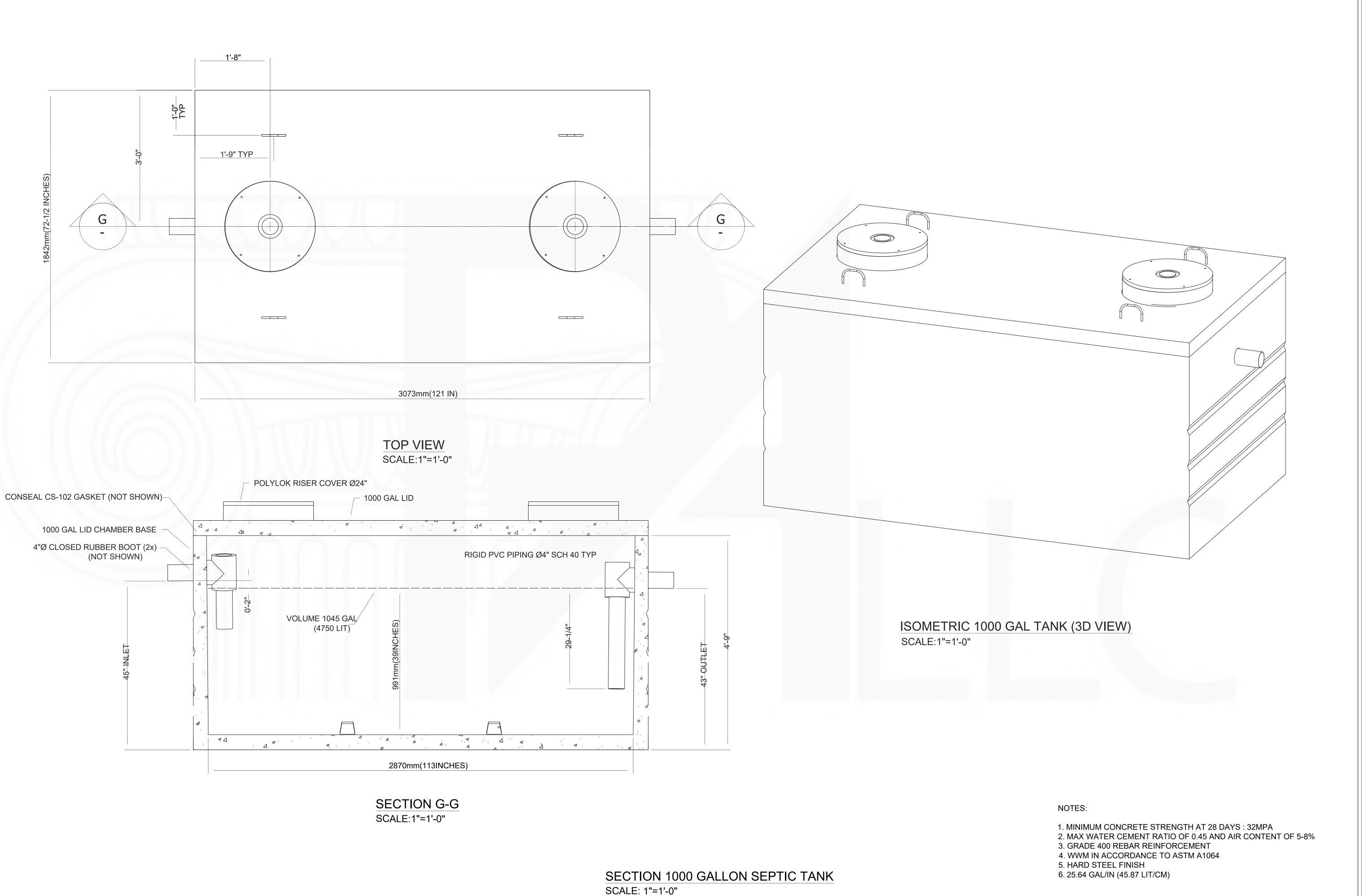


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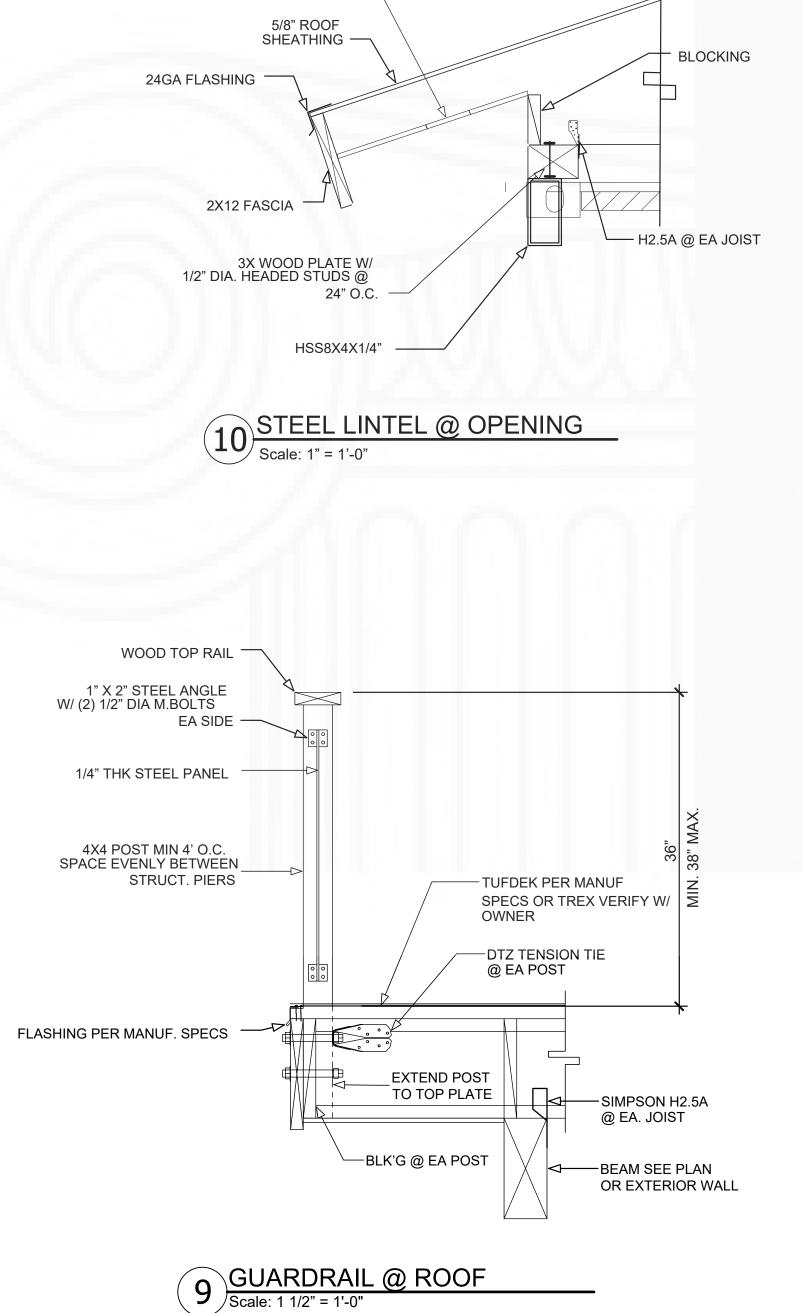
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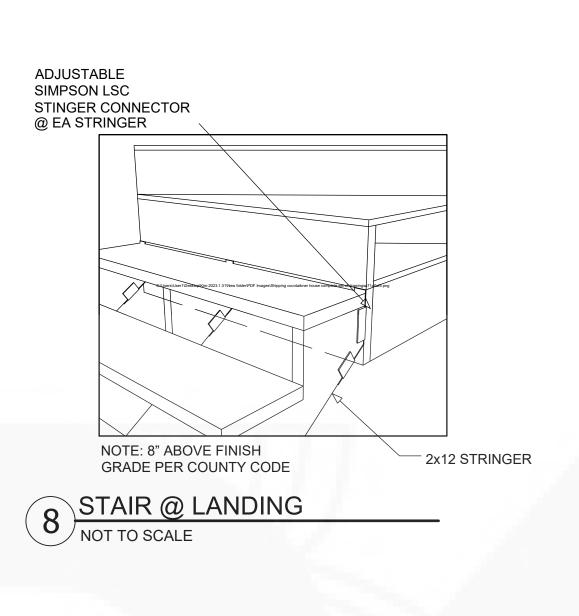
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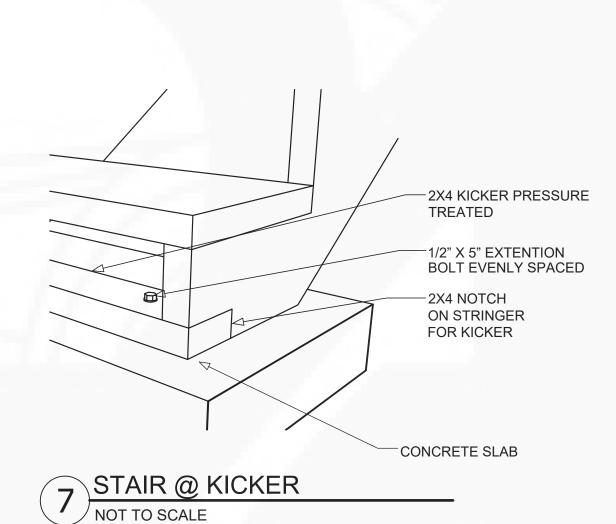
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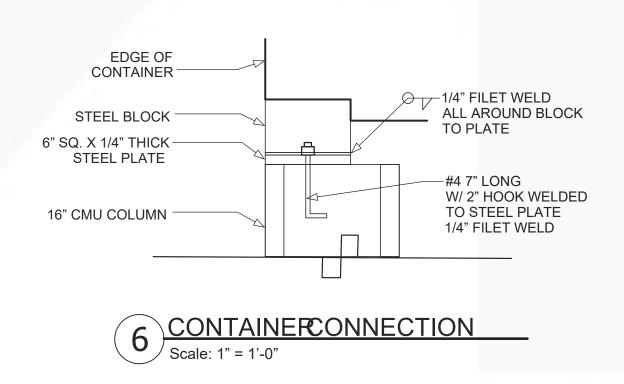
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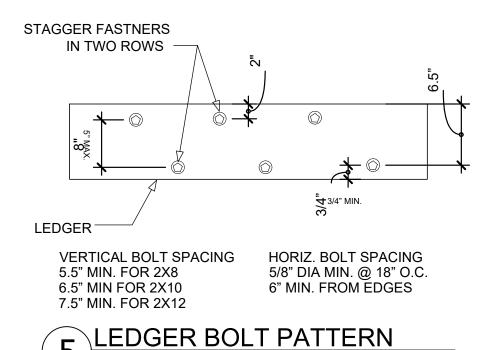


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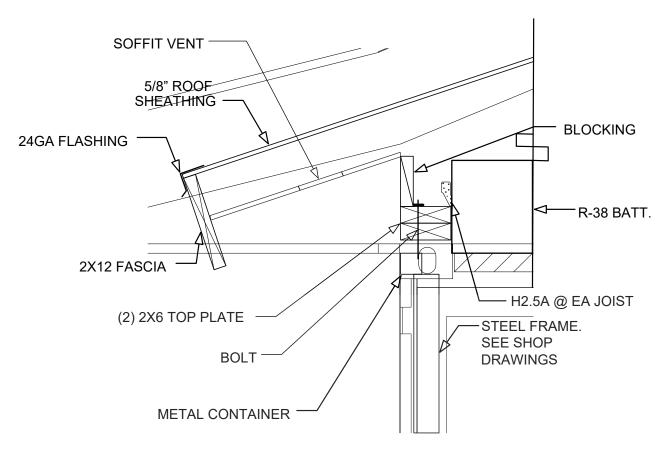




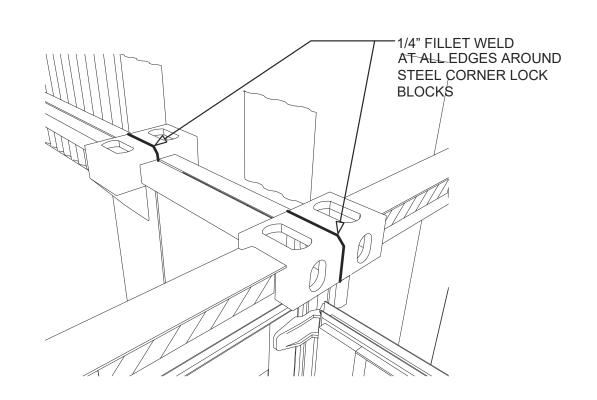


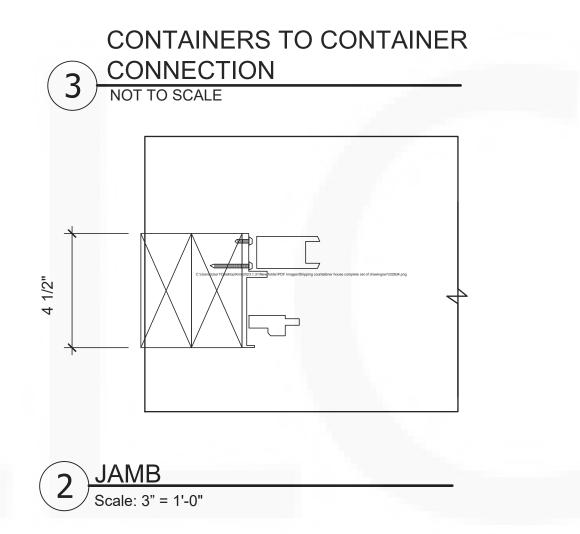


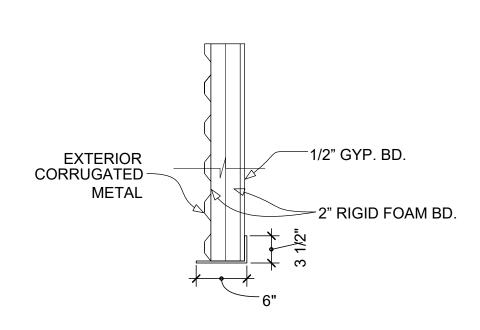
5 LEDGER BOLT PATTERN NOT TO SCALE



4 RAFTER @ CONTAINER
Scale: 1:12

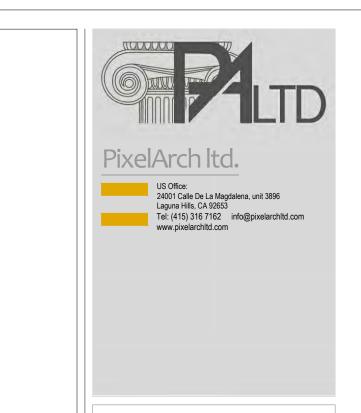






1 JAMB @ OPENING

Scale: 1" = 1'-0"



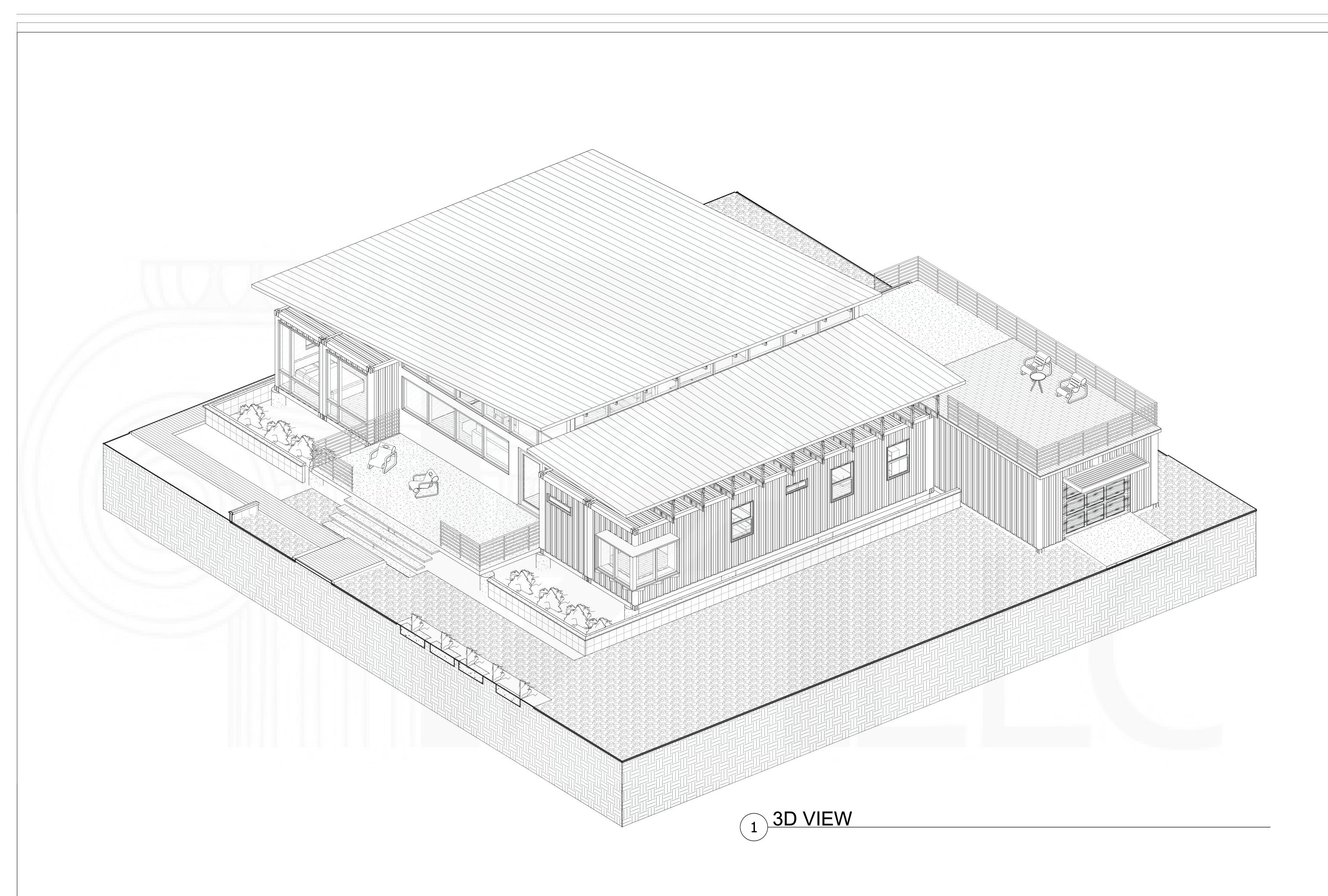
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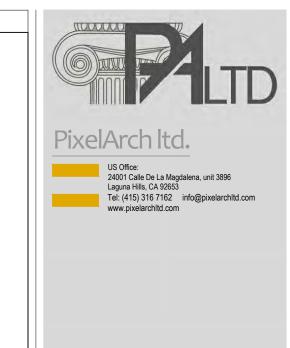
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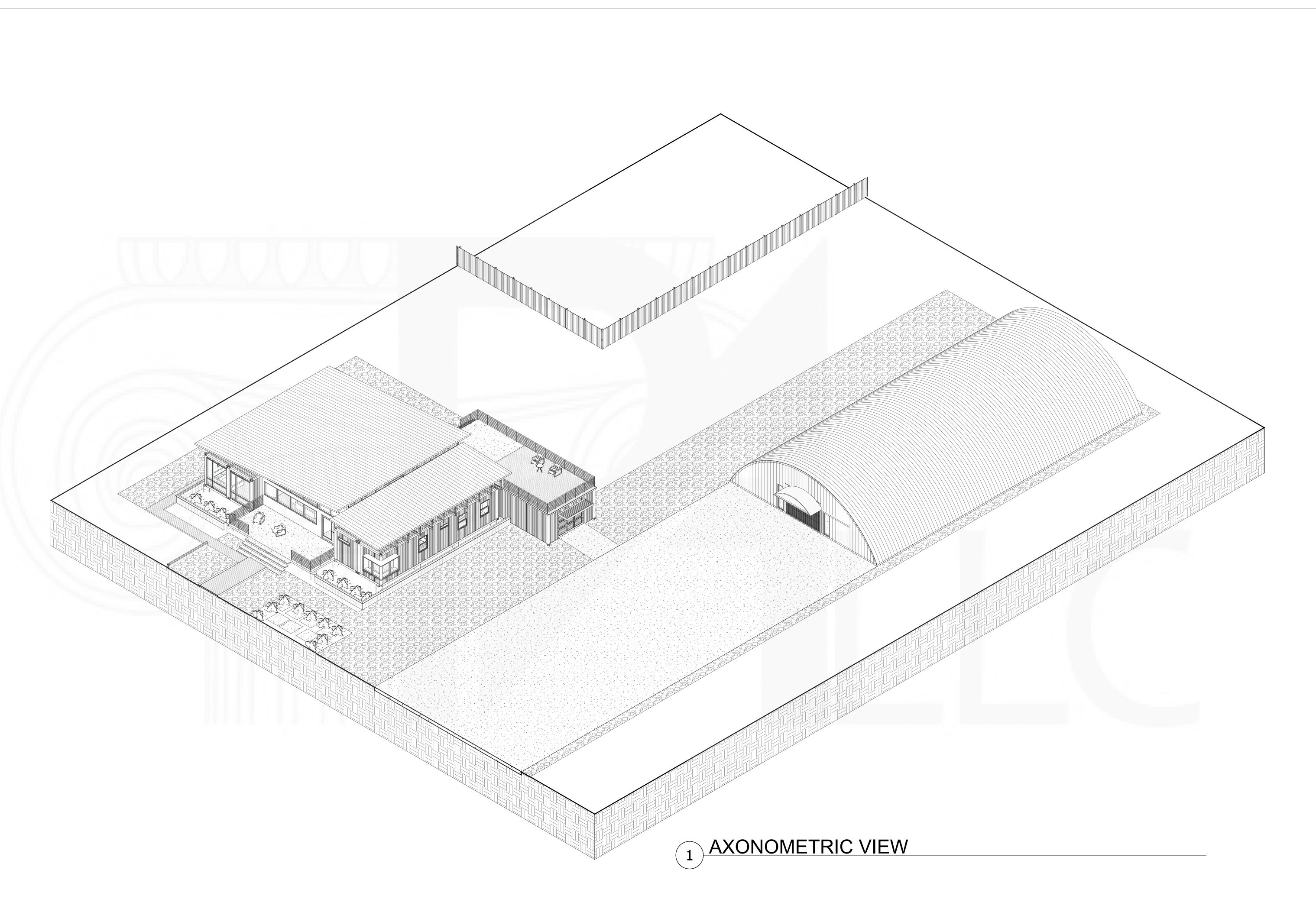


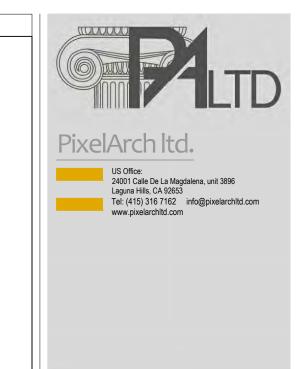
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3D VIEW

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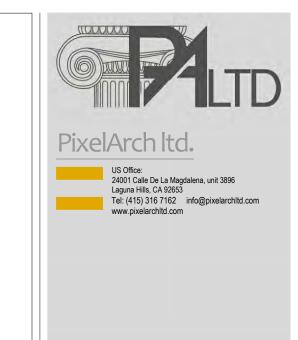
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AXONOMETRIC VIEW

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3D VIEW

Scale.

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Page No.

CIVIL PLANS FOR NEW RESIDENTIAL CONSTRUCTION ST. E AVE LANCASTER, CA, 93535 APN: 3350-008-052

EROSION & SEDIMENTATION CONTROL

SHEET LIST

GENERAL NOTES

UTILITIES PLAN

SITE PLAN

DRAINAGE AREA MAP



SITE INFORMATION

APN: 3350-008-052 ZONE: A2-5

ADDRESS: ST. E AVE LANCASTER, CA, 93535

TOTAL SQFT: 96,703
LAND W' X D': 341 x 282
USE CODE: 580V (VACANT LAND)

5 = DRY FARM

8 = DESERT

0 = UNUSED OR UNKNOWN CODE (NO MEANING)

V = VACANT LAND

ASSESSOR'S RESPONSIBLE DIVISION DISTRICT: LANCASTER OFFICE

REGION: A1

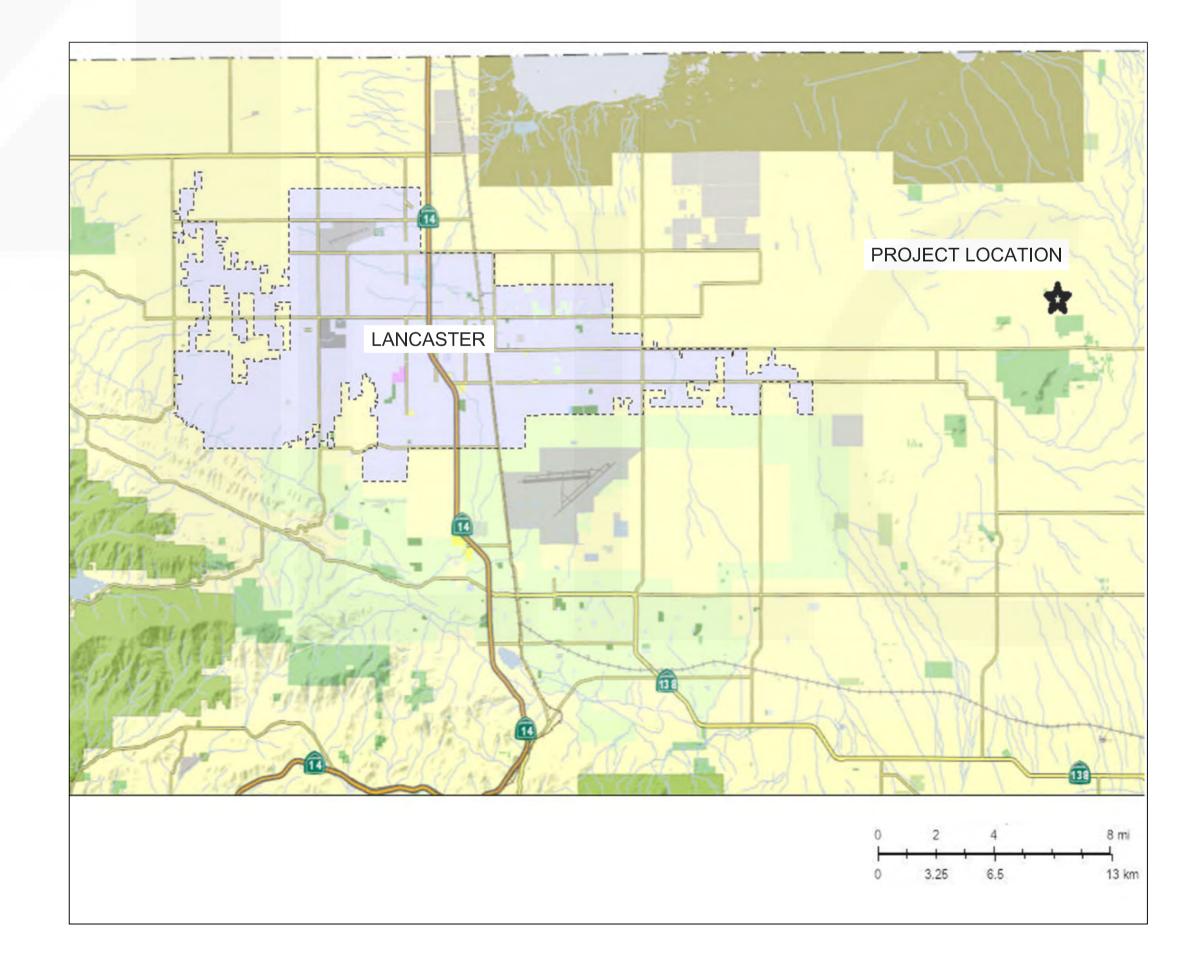
CLUSTER: 01001 HI VISTA

HOME OWER INFO:

EMAIL: KIMKANSELL@GMAIL.COM

ADDRESS: PO BOX 2043 LONG BEACH, CA 90801

PROJECT LOCATION BUTTE VALLEY WILDFLOWER SANCTUARY



ARIAL VIEW (N.T.S)

Project Name and Address:

Civil Plans
ST. E AVE LANCASTER CA 93535

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GENERAL NOTES:

- 1. ALL MATERIALS AND CONSTRUCT ION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL COMPLY WITH:

 A. CURRENT CITY OF LANCASTER CA CONSTRUCTION SPECIFICATIONS AND STANDARDS AS OF THE DATE OF
 THIS CONTRACT
 - B. THE MOST CURRENT EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS.
 - C. THE ADOPTED EDITION OF THE STATE OF CALIFORNIA BUILDING CODES ALONG WITH THE SPECIFIC CODE MODIFICATIONS ADOPTED BY THE LOS ANGELES COUNTY.
- 2. CONTRACTOR SHALL PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, FEES, AND TAXES AND GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK.
- 3. ANY EXISTING OFF-SITE IMPROVEMENTS THAT ARE DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE OWNER OF THE EXISTING IMPROVEMENT AT THE CONTRACTOR'S EXPENSE (NO SEPARATE PAY ITEM).
- 4. WORK COMPLETED BY THE CONTRACTOR WHICH HAS NOT RECEIVED A WORK ORDER OR CONSENT OF THE OWNER OR ENGINEER WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.
- 5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN ANY 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
- 6. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE CALTRANS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) AND SHALL BE LOCATED TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT WHILE PROVIDING CONTINUOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL DEVICES DURING
- 7. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. THE TERM "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH HORIZONTAL AND VERTICAL ALIGNMENT.
- 8. WHEN MATCHING EXISTING PAVEMENTS. CURBS, DRIVES, AND WALKS, THEY SHALL BE SAW CUT FULL DEPTH AND REMOVED TO ALLOW FOR PROPOSED CONSTRUCTION. IF ANY EXISTING JOINT IS ENCOUNTERED, PRECAUTION SHALL BE TAKEN DURING REMOVAL OF CONCRETE SO AS NOT TO DAMAGE EXISTING DOWELS. ALL EXISTING DOWELS SHALL BE EXPOSED AND CLEANED.
- 9. ALL "COMPACTED SUBGRADE" SHALL CONSIST OF NATIVE MATERIAL SCARIFIED TO A MINIMUM DEB OF SIX INCHES
- AND COMPACTED TO 95% DENSITY ACCORDING TO ASTM D-698 AND TESTED BY ASTM D-2922.

 10. ALL "FLEXIBLE BASE" SHALL BE TYPE "A", GRADE 1, COMPACTED TO 100% MODIFIED DENSITY AT A MOISTURE CONTENT BETWEEN -2 AND +3 OF OPTIMUM PERCENT MOISTURE ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR) AND TESTED BY ASTM D-2922.
- 11. ASPHALT PAVEMENT SHALL BE THE TYPE SPECIFIED ON THE PLANS AND ACCORDING TO CALTRANS "HOT MIX ASPHALT CONCRETE PAVEMENT".
- 12. PRIME COAT USING MC-30 AT A RATE OF 0.2 GALLONS PER SQUARE YARD SHALL BE PLACED OVER PREPARED BASE AT LEAST ONE DAY PRIOR TO LAYING ASPHALTIC CONCRETE PAVEMENT. ANY NECESSARY TACK COAT SHALL BE MC-30 AT 0.05 GALLONS PER SQUARE YARD.
- 13. CONCRETE SHALL BE CLASS "A" UNLESS OTHERWISE ON PLANS.
- 14. REINFORCING STEEL SHALL BE FROM NEW BILLET. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS EXCEPT WHEN REFERRING TO CLEARANCE.
- 15. ALL SAWED JOINTS SHALL BE SAWED WITHIN 24 HOURS OF POURING.
- 16. ORDINARY COMPACTION CONTROL IS REQUIRED ON THIS PROJECT.
- 17. ALL ROLLING FOR COMPACTION OF ASPHALTIC CONCRETE PAVEMENT SHALL BE COMPLETED BEFORE THE MIXTURE TEMPERATURE DROPS BELOW 175 DEG. (F).
- 18. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER AND HIS EMPLOYEES, PARTNERS, OFFICES, DIRECTORS, OR CONSULTANTS, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER, ENGINEER'S DIRECTORS, OFFICERS, EMPLOYEES, OR CONSULTANTS.
- 19. ALL CMP (CORRUGATED METAL PIPE) USED ON THIS PROJECT SHALL HAVE A MANNING'S "N" VALUE OF 0.024, UNLESS OTHERWISE SHOWN ON PLANS.
- 20. ALL COST ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND TESTING SHALL BE PAID BY THE CONTRACTOR.
- 21. ALL PVC SLEEVES SHALL BE INSTALLED THREE FEET (3') BELOW FINISHED GRADE AND ENDS SHALL BE MARKED SO THAT LOCATIONS OF SLEEVES CAN BE EASILY IDENTIFIED.

EROSION / SEDIMENTATION CONTROL NOTES:

- AT A MINIMUM, THESE CONTROLS SHALL CONSIST OF ROCK BERMS AND/OR SILT FENCES CONSTRUCTED PARALLEL TO AND DOWN GRADIENT FROM THE TRENCHES. THE ROCK BERMS OR SILT FENCES SHALL BE INSTALLED IN A MANNER SUCH THAT ANY RAINFALL RUNOFF SHALL BE FILTERED. HAY BALES SHALL NOT BE USED FOR TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE THE CONTROLS WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED. ADDITIONAL PROTECTION MAY BE REQUIRED IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER / ENGINEER.
- PLACEMENT OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE
 CONSTRUCTION PLANS. ACTUAL LOCATIONS MAY VARY SLIGHTLY FROM THE PLANS, BUT WILL BE VERIFIED BY THE
 ENGINEER/INSPECTOR IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE CONTROLS
 AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE DISTURBANCE OF THE STRUCTURES
 HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN
 AN ENGINEER APPROVED DESIGNATED DISPOSAL AREA.
- CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT NO EROSION CONTROL MEASURES BLOCK THE DRAINAGE SYSTEM FROM WORKING AS DESIGNED.

UTILITIES:

- LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION, INCLUDING THOSE NOT SHOWN ON THE DRAWINGS.
- ANY EXISTING UTILITIES, ON OR OFF THE SITE, THAT ARE DAMAGED OR UNDERCUT BY THE CONTRACTOR'S
 OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE
 RESPECTIVE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192(8), GAS COMPANIES MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT THE WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. CONTRACTOR SHALL REFERENCE CITY UTILITIES PLANS FOR FINAL ELECTRICAL LINE DESIGNS AND LAYOUT.

SEWER NOTES:

- 1. THE CONTRACTOR SHALL MAINTAIN SERVICE TO EXISTING SANITARY SEWERS AT ALL TIMES DURING
- 2. A MINIMUM OF SIX INCHES (6") WASTEWATER PIPE AND FITTINGS (ASTM D3034 SDR 26) ARE REQUIRED ON ALL NEW INSTALLATION.
- 3. ALL RESIDENTIAL WASTEWATER SERVICE LATERALS SHALL BE EXTENDED TO THE PROPERTY LINE AND A CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE. SERVICES TO LOTS WILL EXTEND THROUGH 10-FOOT (10') UTILITY EASEMENT.
- 4. SECONDARY BACKFILL OF SEWER LINES SHALL GENERALLY CONSIST OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS, AND TRASH, NO ROCKS OR STONES HAVING ANY DIMENSION LARGER THAN FOUR INCHES (4") AT THE LARGEST DIMENSION.
- THAN FOUR INCHES (4") AT THE LARGEST DIMENSION.

 ALL SEWER PIPES SHALL HAVE COMPRESSION OR MECHANICAL JOINTS.
- 6. ALL MANHOLES SHALL BE CONSTRUCTED OF FOUR FOOT DIAMETIER (4' Ø) REINFORCED CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM SPECIFICATIONS C-478 OR POUR MONOLITHICALLY. CONCRETE RINGS SHALL BE USED TO ADJUST MANHOLE HEIGHTS TO MATCH EXISTING GRADE, MAXIMUM HEIGHT SHALL NOT EXCEED TWELVE
- INCHES (12") . CAST IRON FRAMES AND COVERS SHALL CONFORM TO ASTM SPECIFICATIONS A-4B CLASS 30.
 MANHOLE RINGS AND COVERS SHALL WEIGH A MINIMUM OF 460 POUNDS. OUTSIDE DIAMETER OF THE LID SHALL BE THIRTY-TWO INCHES (32"). MANHOLES SHALL BE CONSTRUCTED OF OR LINED WITH A CORROSION MATERIAL RESISTANT MATERIAL. WHERE NEW CONSTRUCTION TIES INTO AN EXISTING MANHOLE, THE EXISTING MANHOLE MUST BE LINED. COATED. OR REPLACED WITH A CORROSION RESISTANT MATERIAL.

- 8. LIDS ARE TO BE SOLID WITH NO PICK HOLES.
- 9. MANHOLE COVERS SHALL BE MARKED "SANITARY SEWER". PIPE CONNECTIONS TO MANHOLES SHALL BE CORED
- AND WATER TIGHT MANHOLE CONNECTORS KOR-N-SEAL I & II OR EQUAL ASTM C.

 10. ALL MANHOLES SHALL BE CONSTRUCTED SO THAT THE TOP OF THE RING IS 2" ABOVE THE SURROUNDING GROUND
- EXCEPT WHEN LOCATED IN PAVED AREAS. IN PAVED AREAS, THE MANHOLE RING SHALL BE FLUSH WITH PAVEMENT.

 11. WASTEWATER PIPE CONNECTIONS TO MANHOLES SHALL BE MADE WATER TIGHT USING A GASKET AROUND THE PIPE. THE GASKET PIPE SHALL THEN BE GROUTED INTO PLACE, USING A STIFF MIX NON-SHRINK GROUT, VIA KNOCKED OUT HOLES IN CONCRETE PIPE WALLS. STEPS SHALL NOT BE PROVIDED.
- 12. WASTEWATER LINES SHALL BE TESTED FROM MANHOLE TO MANHOLE.
- 13. IN AREAS WHERE A NEW WASTEWATER MANHOLE IS TO BE CONSTRUCTED OVER AN EXISTING WASTEWATER SYSTEM, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO TEST THE EXISTING MANHOLES BEFORE CONSTRUCTION. AFTER PROPOSED MANHOLE HAS BEEN BUILT, THE CONTRACTOR SHALL RE-TEST THE EXISTING SYSTEM TO THE SATISFACTION OF THE CONSTRUCTION INSPECTOR. (NO SEPARATE PAY ITEM).
- 14. WHERE THE MINIMUM NINE-FOOT (9') SEPARATION DISTANCE BETWEEN WASTEWATER LINES AND WATER LINES / MAINS CANNOT BE MAINTAINED, THE INSTALLATION OF WASTEWATER LINES SHALL BE IN STRICT ACCORDANCE WITH TCEQ REGULATIONS. THE WASTEWATER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC MEETING THE ASTM SPECIFICATION FOR BOTH PIPES AND JOINTS OF 150 PSI AND SHALL BE IN ACCORDANCE WITH 30 TAC 217. 53 (D)(3)(A)(I).
- 15. WATER JETTING THE BACKFILL WITHIN A STREET WILL NOT BE PERMITTED. SANITARY SEWER TRENCHES SUBJECT TO TRAFFIC SHALL CONFORM TO THE CITY CONSTRUCTION STANDARDS.
- 16. NO TESTING WILL BE PERFORMED PRIOR TO 30 DAYS FROM COMPLETE INSTALLATION OF THE SANITARY SEWER LINES. THE FOLLOWING SEQUENCE WILL BE STRICTLY ADHERED TO:
- A. PULL MANDREL
- B. PERFORM AIR TEST
 C. CLEANING OF ANY DEBRIS
- D. FLUSHING OF SYSTEM
- E. TV INSPECTION (WITH IN 72 HOURS OF FLUSHING)
- 17. A MINIMUM OF THREE FEET (3') OF COVER IS TO BE MAINTAINED OVER THE SANITARY SEWER MAIN AND LATERALS AT SUBGRADE, OTHERWISE CONCRETE ENCASEMENT WILL BE REQUIRED.
- 18. CLEANOUTS SHALL BE PROVIDED AT THE END OF EACH LINE WHEN A MANHOLE IS NOT REQUIRED. A CI CLEANOUT CASTING ALAMO IRON WORKS NO. 813-45, OR APPROVED EQUAL SHALL BE USED.
- 19. EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT, AND DETERMINE THE MINIMUM SERVICEABLE FINISHED FLOOR ELEVATION.
- 20. VERTICAL SEWER SERVICE STACKS SHALL BE REQUIRED WHERE THE TOP OF THE SEWER MAIN IS AT A DEPTH OF EIGHT FEET (8') OR GREATER, UNLESS SHOWN OTHERWISE ON PLANS.

WATER NOTES

- ALL WATER MAINS SHALL BE AWWA C900 (CLASS 150 OR GREATER), DR18.
 WATER SERVICES SHALL BE TYPE "K" SOFT COPPER CONFORMING TO ASTM SPECIFICATION B-88t OR LATEST
- REVISION
- 3. WATER MAIN SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, EXCEPT THAT UNDER ROAD SIDE DITCHES AND ROAD CROSSING, ADDITIONAL COVER AND ENCASEMENT IS REQUIRED.
- 4. EACH UNIT WITHIN A DUPLEX, TRIPLEX, FOURPLEX, OR CONDOMINIUM SHALL BE PROVIDED WITH AN INDIVIDUAL WATER METER. A MASTER METER CAN BE CONSIDERED FOR SEPARATE BUILDINGS, HOWEVER, THOSE BUILDINGS MUST BE PLUMBED TO ALLOW SEPARATE METERS FOR FUTURE CONSIDERATION.
- 5. CONTRACTOR WILL KEEP THE AREA ON TOP OF AND AROUND THE WATER METER BOX FREE OF ALL OBJECTS AND DEBRIS.
- 6. SECONDARY BACKFILL OF WATER LINES SHALL GENERALLY CONSIST OF MATERIAL REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS AND TRASH OR STONES HAVING ANY DIMENSION LARGER THAN 4" INCHES AT THE LARGEST DIMENSION.
- 7. HYDROSTATIC TESTING IS DONE FROM VALVE TO VALVE.
- 8. NO METER BOXES TO BE SET IN DRIVEWAYS OR SIDEWALKS. ANY METER BOXES SET IN DRIVEWAYS OR SIDEWALKS
- WILL BE RELOCATED AT CONTRACTOR 'S AND/OR DEVELOPER'S EXPENSE.

 9. METER BOXES MUST BE SET AT THE PROPOSED GRADE. ANY METER BOXES THAT ARE NOT SET AT THE FINAL
- GRADE WILL BE ADJUSTED AT CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.

 10. METER BOXES SHALL BE PLASTIC, WITH COVERS, BY DFW PLASTICS, INC. OR APPROVED EQUAL.
- 11. BRASS STOPS FOR CONNECTING TUBING TO SERVICE CLAMPS SHALL BE MUELLER OR APPROVED EQUAL WITH COMPRESSION BY CC THREAD FITTINGS.

TAPE. EXCESS WIRE SHOULD BE LEFT WITHIN VALVE BOXES TO BE PLACED WITHIN LID OF COVER.

- 12. TAPPING SADDLES SHALL BE MUELLER OR APPROVED EQUAL DOUBLE STRAP WITH CC THREAD.
- 13. CONTRACTOR SHALL PLACE TRACER WIRE ON TOP OF THE WATER MAINS. TRACER WIRE SHOULD RUN FROM VALVE TO VALVE AND EXIT AT THE VALVE BOX. THE TRACER WIRE SHOULD BE ATTACHED TO THE TOP OF THE PIPE USING

DRAINAGE NOTES

- ALL CONCRETE AND REINFORCING STEEL USED IN DRAINAGE STRUCTURES SHALL BE IN COMPLIANCE WITH THE CITY STANDARDS. CONCRETE SHALL BE CLASS A.
- 2. PIPES FOR STORM DRAINS SHALL BE CONCRETE PIPE IN SIZES AS SHOWN ON APPROVED PLANS. ALL CONCRETE PIPES SHALL BE RCP ASTM SPECIFICATION C76. WHERE ADDED STRENGTH OF PIPE IS NEEDED FOR TRAFFIC LOADS OVER MINIMUM COVER OR HAVE A MINIMUM COVER OF NOT LESS THAN ONE FOOT (1') OVER THE TOP OF THE PIPE. ALL PIPES SHALL HAVE INTEGRAL TONGUE AND GROOVE JOINTS. ALL CONCRETE PIPE BENDS OR FITTINGS FOR HORIZONTAL OR VERTICAL CHANGES IN ALIGNMENT, AND ALL SPECIAL FITTINGS, SHALL BE OF PREFABRICATED CONSTRUCTION USING RCP.
- 3. MANHOLE COVERS SHALL BE VULCAN FOUNDRY NUMBER VM-34, OR EQUAL, WITH 22 INCH (22") OPENING AND
- WEIGHT OF AT LEAST 240 POUNDS. THE COVER SHALL BE MARKED "STORM".

 4. ASPHALT COMPOUNDS SHALL CONSIST OF ASPHALT BASE, VOLATILE SOLVENTS, AND INERT FILTER. THE JOINT COMPOUND SHALL CONFORM TO THE STANDARDS OF THE TDHPT.
- 5. MORTAR JOINT MIX SHALL BE COMPOSED OF ONE PART CEMENT OR PARTS OF MORTAR SAND.
- 6. THE TRENCH WIDTH SHALL BE AT LEAST 15 INCHES (15") WIDER BUT NOT MORE THAN 21 INCHES (21") WIDER THAN THE OUTSIDE DIAMETER OF PIPE.
- 7. TRENCH SHALL BE EXCAVATED VERTICALLY TO A MINIMUM DISTANCE OF ONE FOOT (1') OVER THE TOP OF PIPE OR CONDUIT, ABOVE WHICH POINT, TRENCH SIDES SHALL BE EXCAVATED AS NEAR TO VERTICAL AS POSSIBLE AND
- 8. A MINIMUM OF SIX INCHES (6") OF GRANULAR EMBEDMENT SHALL BE PLACED UNDER THE PIPE WHEN ROCK IS
- 9. BACKFILL MATERIALS FOR TRENCHES NOT TO BE IN PROPOSED STREET AREA, EXISTING STREETS, OR WITHIN FIVE FEET (5') OF THE BACK OF CURB OR EDGE OF PAVEMENT MUST INCLUDE SPECIFIED EMBEDMENT MATERIAL AND MAY BE BACKFILLED WITH EXCAVATED MATERIALS THAT ARE VOID OF ROCKS AND OTHER OBJECTS LARGER THAN FOUR INCHES IN DIAMETER (4" Ø).
- 10. SECONDARY BACKFILL OF STORM DRAIN SHALL GENERALLY CONSIST OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS, AND TRASH, NO ROCKS OR STONES HAVING ANY DIMENSION LARGER THAN FOUR INCHES (4") AT THE LARGEST DIMENSION.
- 11. MORTAR JOINT AREAS SHALL BE THOROUGHLY WETTED. THE LOWER ONE-HALFE (1/2) OF THE GROOVE SHALL BE PACKED WITH MORTAR FROM THE INTERIOR. THE REMAINING GROOVE AREA SHALL BE QUICKLY PACKED WITH MORTAR FROM THE EXTERIOR. A MORTAR BEAD SHALL BE FORMED AROUND THE PIPE JOINT. THE BEAD SHALL EXTEND A MINIMUM OF ONE INCH (1") ON EACH SIDE OF THE JOINT AND PROJECT OUTWARD A DISTANCE OF ONE INCH (1"). THE INSIDE OF PIPE JOINT SHALL BE FINISHED SMOOTH WITH THE INSIDE OF THE PIPE. THE JOINT SHALL BE PROTECTED FROM SUN AND AIR BY AN APPROVED WET WRAPPING OR WET OIL COVER FOR A MINIMUM OF 4B HOURS OR UNTIL BACKFILLED. JOINTS SHALL NOT BE MADE WHEN THE TEMPERATURE IS 40°F OR BELOW.
- 12. ASPHALT COMPOUND JOINTS SHALL BE MADE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE PIPE SHALL BE DRY. SUFFICIENT COMPOUND SHALL BE PLACED IN THE GROOVE TO CAUSE SOME MATERIAL TO BE SQUEEZED FROM JOINT WHEN PIPE IS SEATED. THE INSIDE OF PIPE JOINTS SHALL BE WIPED CLEAN AFTER JOINT CONNECTION.

CONSTRUCTION NOTES:

DRAINAGE NOTE

DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE THE IMPACT OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ADDING IMPERVIOUS COVER.

ROADWAY

- ALL ROADWAY COMPACTION TESTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FLEXIBLE BASE OR FILL MATERIAL, INCLUSIVE OF SUBGRADE, SHALL BE COMPACTED AS A SPECIFIED AND TESTED FOR DENSITY AND MOISTURE.
- ASPHALTIC CONCRETE PAVEMENT SHALL BE TYPE "D" HOT MIX ASPHALT AS DEFINED IN CALTRANS' STANDARD SPECIFICATIONS.
- THE ASPHALTIC CONCRETE SURFACE COURSE SHALL BE PLANT MIXED, HOT LAID TYPE "D" MEETING THE SPECIFICATION REQUIREMENTS OF CALTRANS. THE MIX SHALL BE DESIGNED FOR A STABILITY OF AT LEAST 35 AND SHALL BE COMPACTED TO BETWEEN 91 AND 95 PERCENT OF THE MAXIMUM THEORETICAL DENSITY. THE ASPHALT CEMENT CONTENT BY PERCENT OF TOTAL MIXTURE WEIGHT SHALL FALL WITHIN A TOLERANCE OF +0.5 PERCENT FROM A SPECIFIC MIX DESIGN.

UTILITY TRENCH COMPACTIO

• ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE.

CLIDD CLIT

DUE TO CONSTRUCTION OF NEW RIGHT-OF-WAY CONSTRUCTION:

SAWCUT EXISTING STREET AND MATCH TO NEW CONSTRUCTION
 SAWCUT EXISTING CURB TO TIE INTO EXISTING CONSTRUCTION.

CONSTRUCTION STABILIZED ENTRANCE

SAWCUT CURB FOR CONSTRUCTION ENTRANCE.

• STABILIZED CONSTRUCTION AREA SHALL BE CONSTRUCTED OF 3"X5" ROCK TO BE PLACED A MINIMUM LENGTH OF 25 FEET AND MAINTAINED SO THAT CONSTRUCTION DEBRIS DOES NOT FALL WITH IN THE CITY RIGHT-OF-WAY. RIGHT-OF-WAY MUST BE CLEARED FROM MUD, ROCKS, ETC. AT ALL TIMES.

SIGNING AND PAVEMENT MARKING NOTES

- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY AND WARNING SIGNS, STREET NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CITY WILL INSPECT ALL SIGNS AT FINAL INSPECTION.
- THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST TWIENTY-FOUR (24) HOURS PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE CITY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

- THE WEDGE ANCHOR STEEL SYSTEM AND THIN-WALLED TUBING POST SHALL BE USED FOR SIGNS WITH UP TO 10 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE TCALTRANS TRAFFIC STANDARDS.
- THE TRIANGULAR SLIP BASE SYSTEM AND 10 BWG TUBING POST SHALL BE USED FOR SIGNS THAT HAVE 10 TO 16 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE CALTRANS TRAFFIC STANDARDS.
- OBJECT MARKERS MATERIALS AND INSTALLATION SHOULD FOLLOW THE CALTRANS TRAFFIC STANDARDS.

MATERIALS

SIGN MATERIALS INCLUDING ALUMINUM SIGN BLANKS AND SIGN FACE MATERIALS SHOULD FOLLOW THE CALTRANS
TRAFFIC STANDARDS

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROLS PER APPROVED PLAN.

- 2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND
- NUMBER FOR EROSION CONTROL ISSUES.
- CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.

 CONSTRUCT DETENTION POND PER APPROVED PLAN
- CONSTRUCT DETENTION POND PER APPROVED PLAN.
 CONDUCT GRADING ACTIVITY IN R.O.W. FOR STREET CONSTRUCTION.
- 6. CONDUCT TRENCHING ACTIVITY FOR WATER AND WASTEWATER IMPROVEMENTS.
- 7. RE-VEGETATE DISTURBED AREAS.
- 8. REMOVE EROSION CONTROLS (AS APPLICABLE) WITH COORDINATION OF OWNER REPRESENTATIVE AND ENGINEER.

STREET DESIGN NOTES:

A. NO STREETS SHALL BE DESIGNED HAVING A SLOPE OF LESS THAN 0.40 FEET PER 100 FEET.

B. MAXIMUM VERTICAL GRADE AND MAXIMUM RADIUS LENGTH:

1 MA JOR ROAD/ARTERIAL STREET: 6% MAX VERTICAL GRADE: MAX RADIUS LENGTH 39

MAJOR ROAD/ARTERIAL STREET: 6% MAX. VERTICAL GRADE; MAX. RADIUS LENGTH 383'
 COLLECTOR STREET: 6% MAX. VERTICAL GRADE; MAX. RADIUS LENGTH 288'
 MINOR STREET:

· 60 FOOT R.O.W.: 6% MAX. VERTICAL GRADE; MAX. RADIUS LENGTH 288' · 50 FOOT R.O.W.: 10% MAX. VERTICAL GRADE; MAX. RADIUS LENGTH 100'

C. TRAFFIC BARRIERS SHALL BE USED TO ROUTE, STOP, OR REDIRECT THE FLOW OF TRAFFIC AROUND DANGEROUS ENVIRONMENTS AND TO ALERT PEDESTRIANS AND LOWER VEHICLE TRAFFIC OF NEARBY DANGERS.

D. THE MINIMUM PAVEMENT REQUIREMENTS FOR STREETS SHALL BE AS FOLLOWS APPROVED BY THE CITY ENGINEER:

STREET CLASSIFICATION

1. FOR RESIDENTIAL (MINOR) ASPHALT STREETS

BASE OR STRUCTURAL EQUIVALENT MINIMUM

8"

12"

ASPHALT THICKNESS TYPE D OR AS APPROVED

1 ½"

2. FOR COLLECTOR ASPHALT STREETS

BASE OR STRUCTURAL EQUIVALENT MINIMUM

10"

14"

ASPHALT THICKNESS TYPE D OR AS APPROVED 2" 2"

3. FOR MAJOR ROAD/ARTERIAL STREETS

BASE OR STRUCTURAL EQUIVALENT MINIMUM

12"

16"

E. SOILS TESTING AND PAVEMENT DESIGN RECOMMENDATION FROM AN INDEPENDENT TESTING LABORATORY WILL BE REQUIRED TO DETERMINE IF ANY LIME STABILIZATION OR ADDITIONAL BASE OR PAVEMENT THICKNESS IS NEEDED.

REGUIRED TO DETERMINE II ANT EIME O

ASPHALT THICKNESS TYPE D OR AS APPROVED

- GEOTECHNICAL STUDY & PAVEMENT DESIGN:

 1. RECOMMEND THE TOP 6" OF THE FINISHED SUBGRADE SOILS DIRECTLY BENEATH THE PAVEMENT BE CHEMICALLY
- TREATED.

 2. CHEMICAL TREATMENT SHALL CONSIST OF LIME APPLIED AT A RATE OF ABOUT 6% 7%, WHICH EQUATES TO ABOUT
- 30 35 LBS OF LIME (DRY WEIGHT) PER SQUARE YARD PER 6" TREATED DEPTH.
 3. PAVEMENT DESIGN:

A. RIGID PAVEMENT:

a. REINFORCED CONCRETE - 6"

b. TREATED SUBGRADE - 6"

B. FLEXIBLE PAVEMENT:

a. ASPHALT CONCRETE - 2.5"

b. BASE MATERIAL - 10"

c. TREATED SUBGRADE - 6"



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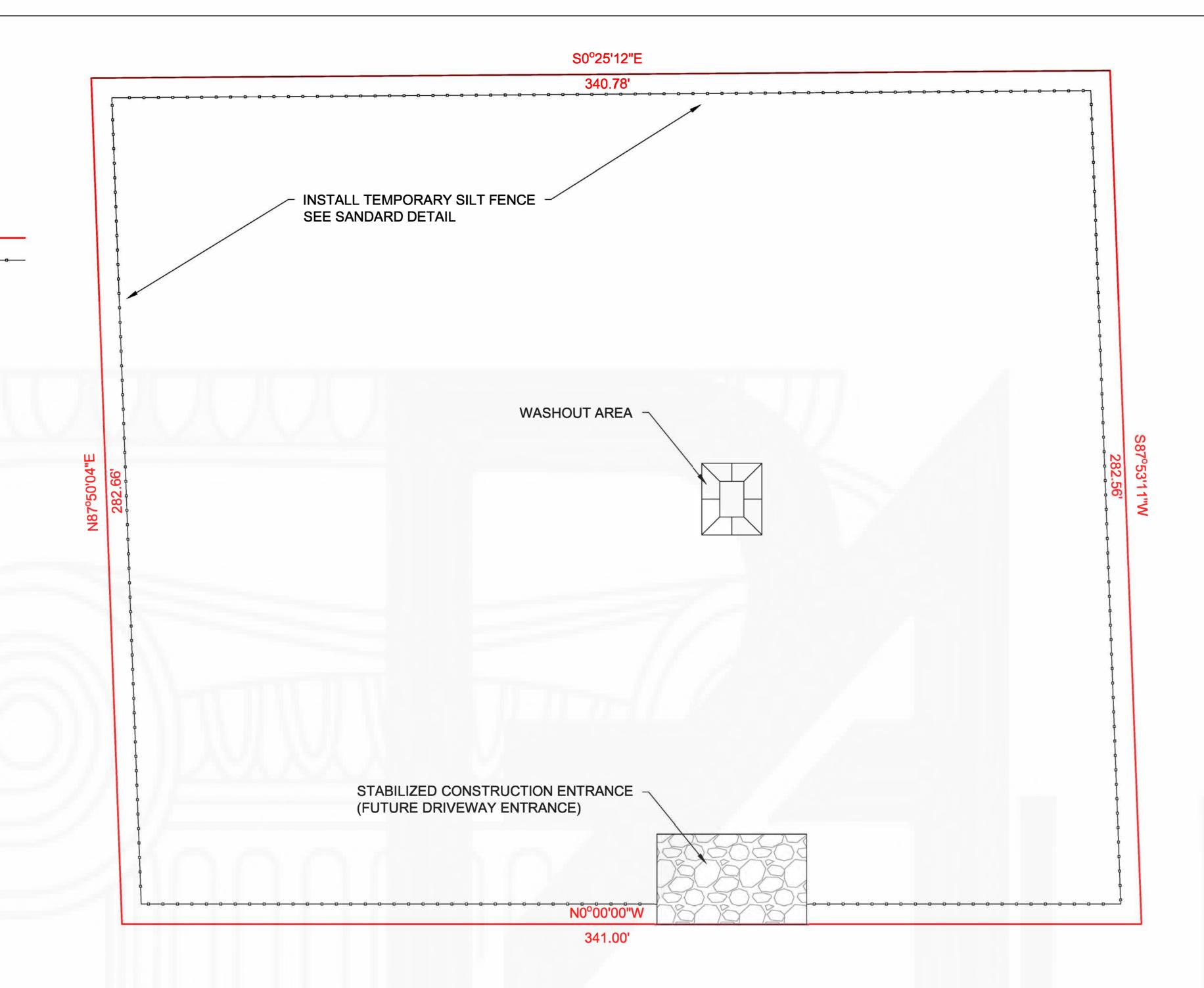
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General Notes

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NOTES:

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SCALE: 1" = 20'

30' 60'

LEGEND

PROPERTY LINE

SILT FENCE

- 1. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE, USING STRUCTURAL DRAINAGE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- 2. CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- 3. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENTS AND POLLUTANTS.
- 4. PROTECT SLOPES AND CHANNELS.5. PROVIDE STORM DRAIN SYSTEM STENCILING AND
- SIGNAGE (IF APPLICABLE).

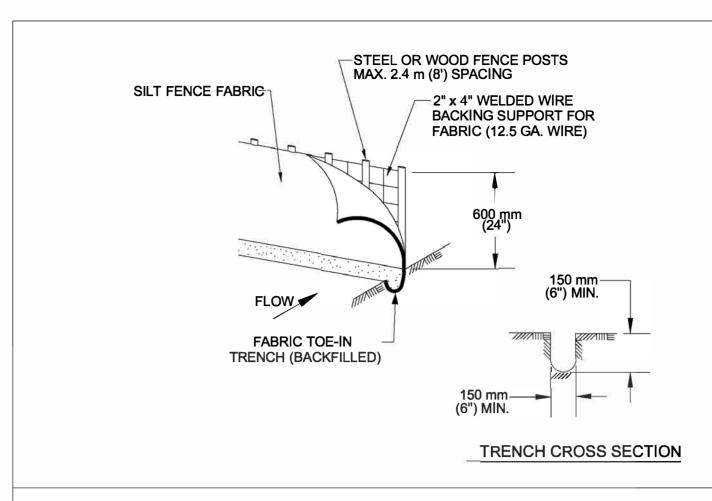
 6. DIVERT ROOF RUNOFF TO VEGETATED AREAS BEFORE DISCHARGE UNLESS THE DIVERSION WOULD RESULT IN
- SLOPE INSTABILITY.

 7. DIRECT SURFACE FLOW TO VEGETATED AREAS BEFORE DISCHARGE UNLESS THE DIVERSION WOULD RESULT IN SLOPE INSTABILITY.

- 8. USE EROSION CONTROL BLANKETS AS TEMPORARY, DEGRADABLE, ROLLED EROSION CONTROL PRODUCTS TO REDUCE SOIL EROSION AND ASSIST IN THE ESTABLISHMENT AND GROWTH OF VEGETATION.
- 9. TO ENSURE THE PROPER IMPLEMENTATION AND FUNCTIONING OF WATER POLLUTION CONTROL PRACTICES, THE CONTRACTOR SHALL REGULARLY INSPECT AND MAINTAIN THE CONSTRUCTION SITE FOR THE WATER POLLUTION CONTROL PRACTICES AS FOLLOWS:
- 9.1. AT A MINIMUM ONCE EVERY WEEK.
- 9.2. WITHIN 48 HOURS PRIOR TO A QUALIFYING RAIN EVENT (1/2 INCH OR MORE OF PRECIPITATION WITH A 48 HOUR OR GREATER PERIOD BETWEEN RAIN EVENTS);
- 9.3. WITHIN 48 HOURS AFTER A QUALIFYING RAIN EVENT
 9.4. AT LEAST EVERY 24 HOURS DURING EXTENDED PRECIPITATION EVENTS.
- 10. PRESERVE EXISTING VEGETATION AT AREAS ON A SITE WHERE NO CONSTRUCTION ACTIVITY IS REQUIRED BY THE CONTRACT.
- 11. ON A YEAR-ROUND BASIS, TEMPORARY FENCING SHALL BE INSTALLED AT THE LIMITS CLEARING AND GRUBBING OPERATIONS AND OTHER SOIL-DISTURBING ACTIVITIES. THE TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRUBBING OPERATIONS AND OTHER SOIL-DISTURBING ACTIVITIES.

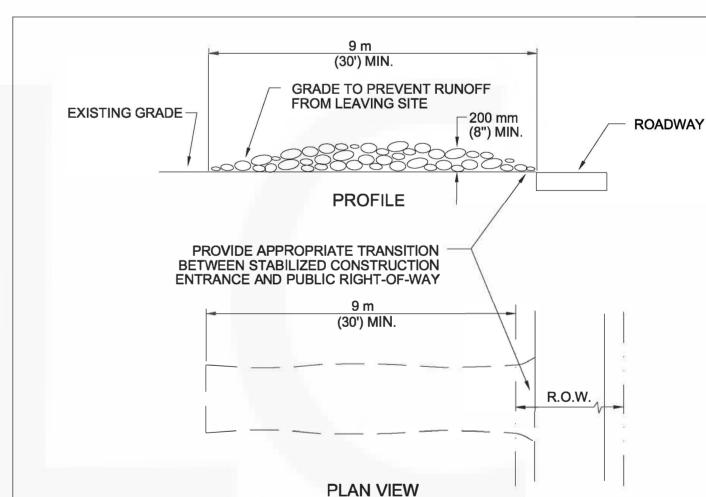
- 12. CLEARING AND GRUBBING OPERATIONS SHALL BE
- STAGED TO PRESERVE EXISTING VEGETATION.

 13. PLACE THE SILT FENCES BELOW THE TOE OF EXPOSED AND ERODIBLE SLOPES, DOWN-SLOPE OF EXPOSED SOIL AREAS, AROUND TEMPORARY STOCKPILES, ALONG STREAMS AND CHANNELS, ALONG THE PERIMETER OF THE BUILDINGS.
- 14. THE FOLLOWING TYPES OF TEMPORARY STREAM CROSSINGS SHALL BE CONSIDERED:
- 14.1. CULVERTS USED ON PERENNIAL AND INTERMITTENT STREAMS.
- 14.2. DRY FORDS APPROPRIATE DURING THE DRY SEASON ONLY. USED ON DRY WASHES, STREAMS, AND CHANNELS.
- 14.3. CELLULAR CONFINEMENT SYSTEM (CCS) CROSSING STRUCTURES CONSIST OF CLEAN, WASHED GRAVEL AND CELLULAR CONFINEMENT SYSTEM BLOCKS.
 USED ON DRY WASHES AND EPHEMERAL STREAMS, AND LOW FLOW PERENNIAL STREAMS.
- 14.4. BRIDGES APPROPRIATE FOR STREAMS WITH HIGH FLOW VELOCITIES, STEEP GRADIENTS AND/OR WHERE TEMPORARY RESTRICTIONS IN THE CHANNEL ARE NOT ALLOWED.



- STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.
- 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- 3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- 4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
- 5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.
- 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE



- 1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
- 2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 9 m (30').
- THICKNESS: NOT LESS THAN 200 mm (8").
 WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
- 5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM
- ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

 6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO
- PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

 7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ENTRANCE

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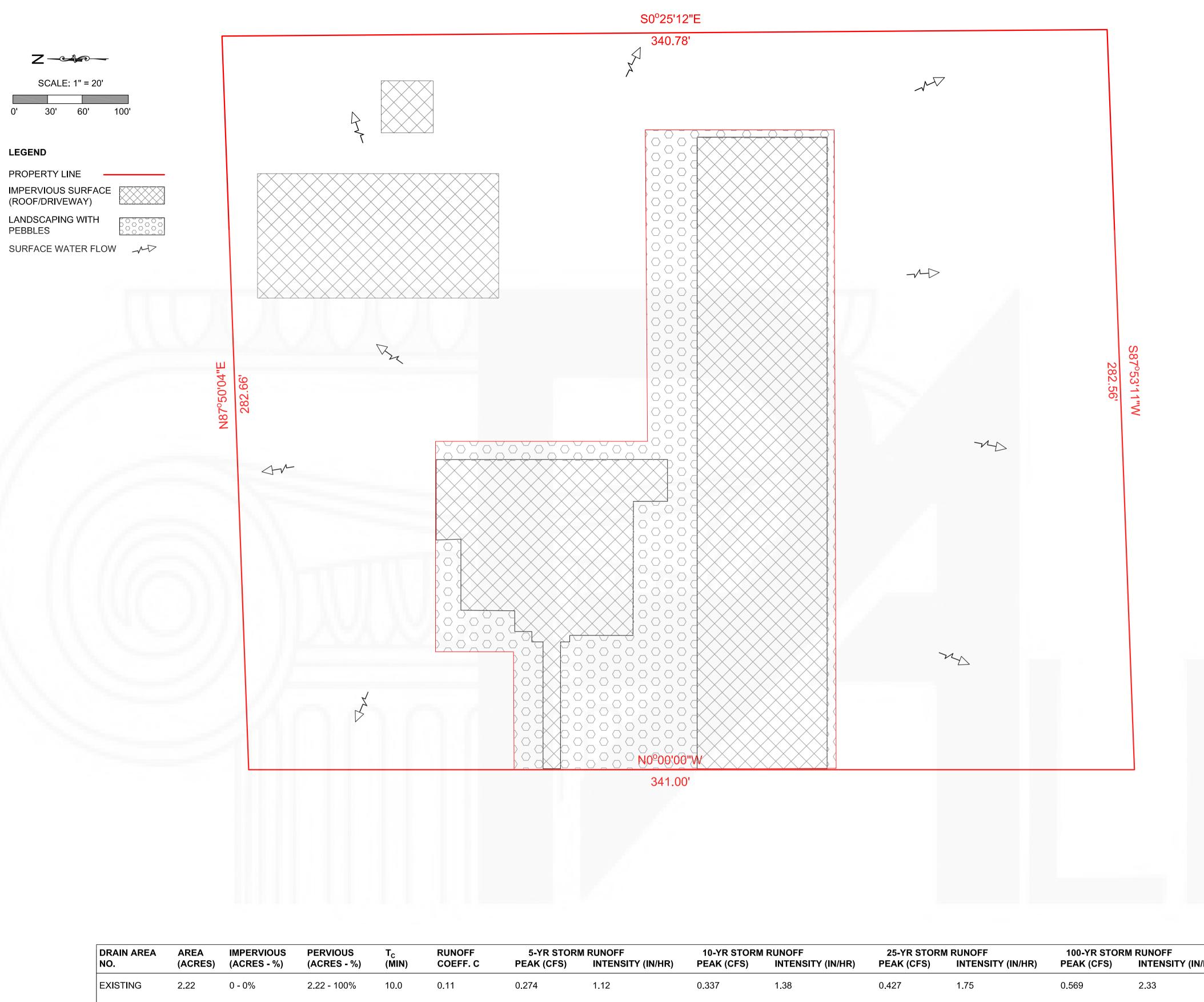
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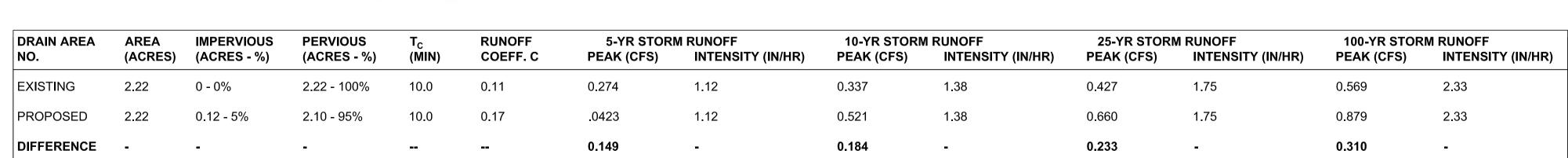
PDS-based depth-duration-frequency (DDF) curves Latitude: 34.7139°, Longitude: -117.7910°

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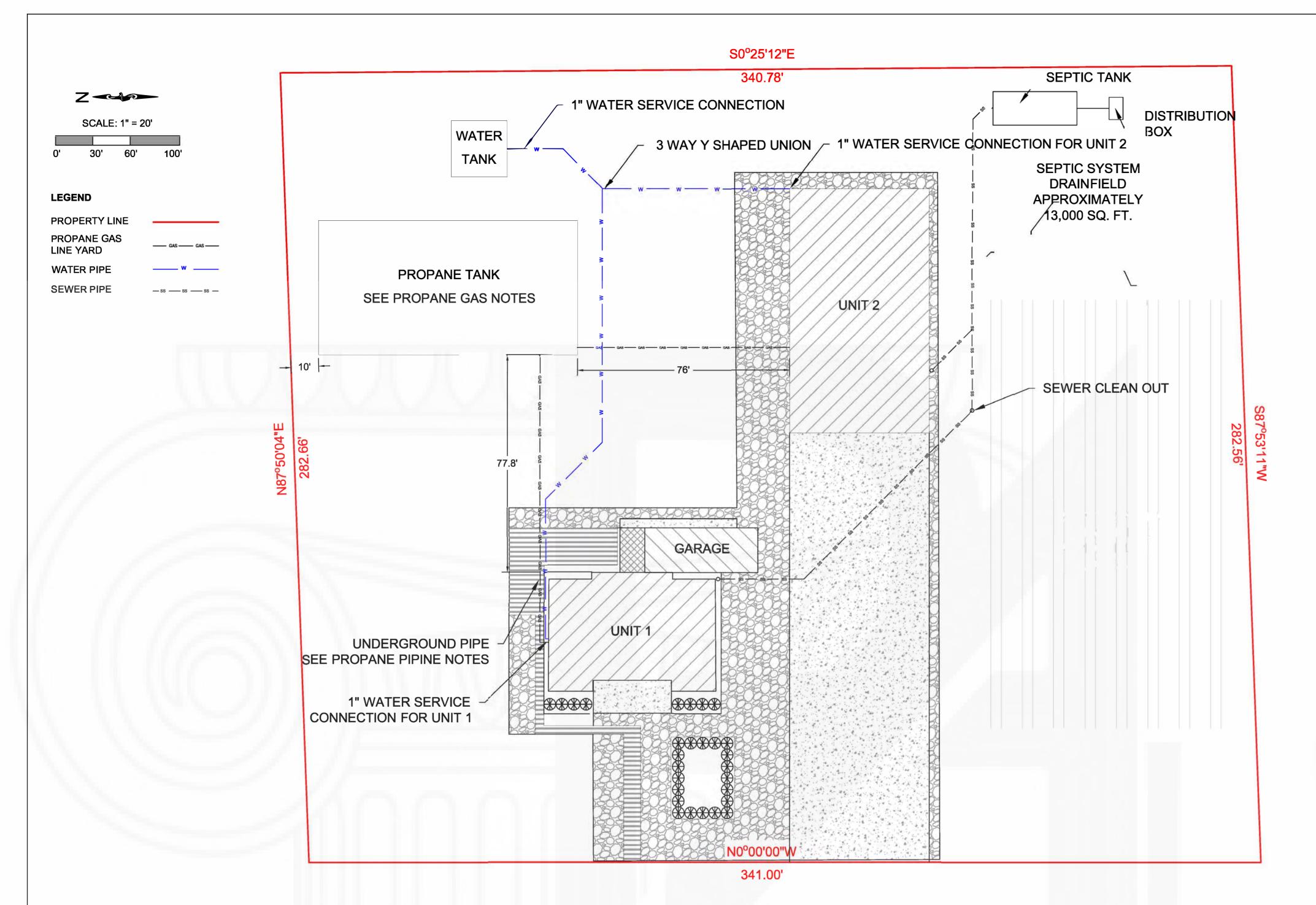
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DRAWING TITLE: Drainage Area Map



Note: Participaton Intensity values are obtained from NOAA Atlas (https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html). Location information: Latitude: 34.7139° Longitude: -117.7910° Elevation: 2989 ft



CALCULATING SEPTIC TANK VOLUME (HOUSEHOLD OF FIVE PERSONS)

ITEM	WATER USE	WATER USE		
	PER PERSON	PER	HOUSEHOLD	
COOKING	N/A	5	LITERS	
BATHING & TOILET	85	425	LITERS	
WASHING (CLOTH & DISHES)	N/A	30	LITERS	
CLEANING	N/A	10	LITERS	
OTHER	N/A	10	LITERS	
TOTAL		480	LITERS PER DAY	

Size of Septic Tank for Cleaning Interval of 10Days 480 X 10 = 4800 Liters

1268 Gallons

Surface Area Calculation for the Drainfield (Leach Bed)

 $A = \frac{T + 6.24}{29} \times \frac{C}{2} = \frac{3 + 6.24}{29} \times \frac{4800}{2} = 765 \text{ m}^2 \text{ or } 8234 \text{ ft}^2$

Where A = Square feet of dispersal area required
T = Time in minutes for the 6th inch of water to drain

C = Proposed septic tank capacity

Civil Plans ST. E AVE LANCASTER CA 93538 APN: 3350-008-052

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Utilities Plan

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GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE ENGINEERING DESIGN AND CONSTRUCTION MANUAL OF THE CITY OF LANCASTER, CALIORNIA.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
- COMMENCEMENT OF WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
- PRIOR TO THE COMMENCEMENT OF ANY WORK THE CONTRACTOR SHALL ANALYZE THE JOBSITE CONDITIONS, ALL DIMENSIONS, SETBACKS, PROPERTY LIMITS, UTILITY CONDITIONS. IF THE CONTRACTOR OBSERVES ANY ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS HE SHALL PROMPTLY NOTIFY THE ARCHITECT FOR CLARIFICATION. IF SUCH WORK PROCEEDS WITHOUT CLARIFICATION IT IS AT THE RISK OF THE CONTRACTOR. ANY CHANGES MADE BY CONTRACTOR PRIOR TO ARCHITECT'S CLARIFICATION SHALL BE AT THE CONTRACTOR'S RISK. THE SETTLEMENT OF ANY COMPLICATIONS OR DISPUTES ARISING FROM THIS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED. SEDIMENT TRACKED ONTO EXISTING STREETS SHALL BE REMOVED IMMEDIATELY.
- EXISTING STREETS SHALL BE REMOVED IMMEDIATELY.
 CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS, PAYMENT OF ANY FEES AND PROVIDING BONDS NECESSARY FOR WORK IN ANY PUBLIC R.O.W.'S AS REQUIRED BY ANY
- GOVERNMENTAL AUTHORITY.
 ALL PLUMBING LINES, ELECTRICAL CONDUITS AND PVC SLEEVES TO BE IMBEDDED IN 12" OF SAND, BACKFILLED AND COMPACTED WITH SELECT FILL. ALL EMPTY CONDUITS TO HAVE END CAPS. CONDUIT FOR ELECTRICAL TO HAVE PULL STRINGS

PROPANE TANK NOTES:

- FILLING CONNECTION AND FIXED LIQUID LEVEL GAUGE SHALL BE AT LEAST 10' FROM ANY EXTERNAL SOURCE OF IGNITION (IE: ELECTRICAL SERVICE, OPEN FLAME, FURNACE, A/C
- COMPRESSOR, ETC.) INTAKE TO A DIRECT VENTED
 GAS APPLIANCE OR INTAKE TO A MECHANICAL
- VENTILATIONSYSTEM.
- TANKS UP TO 125 GALLONS SHALL BE AT LEAST 5' FROM BUILDINGS AND PROPERTY LINES.
- TANKS OF 126 TO 500 GALLONS SHALL BE AT LEAST
- 10' FROM BUILDINGS AND PROPERTY LINES.
 TANKS OF 501 TO 2000 GALLONS SHALL BE AT
- LEAST 25' FROM BUILDINGS AND PROPERTY LINES.
 A SINGLE TANK NOT EXCEEDING 1,200 GALLONS
 MAY BE 10' FROM BUILDINGS AND PROPERTY LINES
 PROVIDED THERE ARE NO OTHER TANKS WITHIN
- FOR INSTALLATIONS ABOVE 5000' ELEVATION INSTALLATIONSHALL BE AS PRESCRIBED BY THE LOCAL FIRE DISTRICT.
- WEEDS, GRASS, BRUSH, TRASH AND OTHER
 COMBUSTIBLE MATERIALS SHALL BE KEPT NOT
 LESS THAN 10' FROM GAS TANKS OR CONTAINERS

UNDERGROUND PROPANE PIPING NOTES:

- GAS PIPING WHICH IS ABOVE GRADE MAY BE
 WROUGHT IRON, STEEL (BLACK OR GALVANIZED)
 YELLOW BRASS OR INTERNALLY TINNED COPPER.

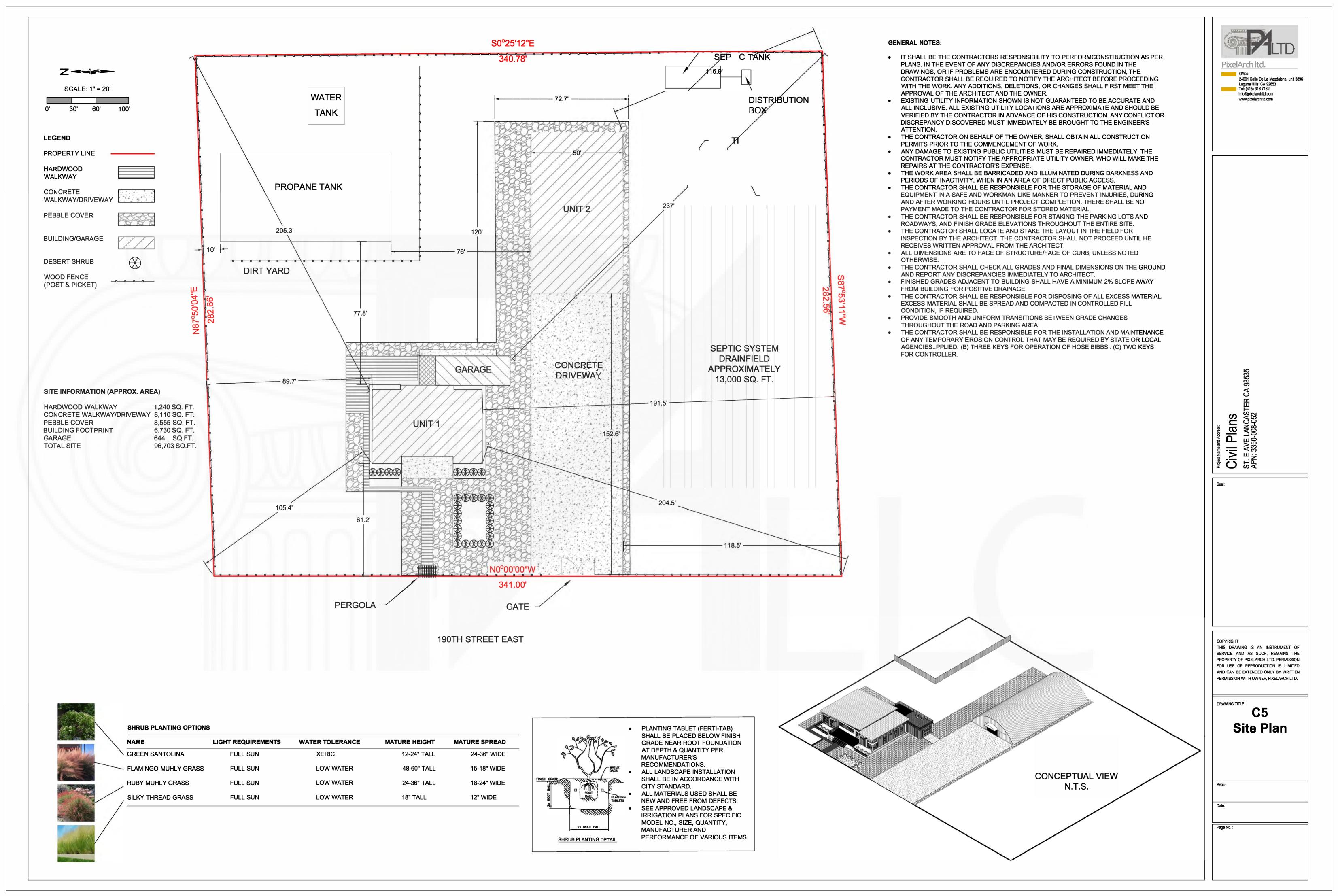
 LINDER CROUND CAS PIPING MAY BE BLASTIC (BE)
- UNDERGROUND GAS PIPING MAY BE PLASTIC (PE)
 RATED FOR USE WITH GAS, OR FACTORY COATED
 STEEL PIPE.
- THE MINIMUM COVER SHALL BE SHALL NOT BE LESS THAN 12". WHERE EXTERNAL DAMAGE TO THE PIPE FROM EXTERNAL FORCES IS LIKELY TO DAMAGE PIPE COVER SHALL NOT BE LESS THAN
- FIELD APPLIED WRAPPING SHALL BE LIMITED TO SHORT SECTIONS WHICH HAVE BEEN STRIPPED FOR THREADING PURPOSES AND FIELD JOINTS.
 SPIRALLY WRAP AS LISTED, MINIMUM 10 MIL TAPE TO A 40 MIL THICKNESS 6" BEYOND THE JOINTS.
- UNDERGROUND PLASTIC PIPING MUST HAVE A
 TRACER WIRE (MINIMUM 14 AWG) OR TAPE FOR ITS
 FULL LENGTH, ONE END SHALL BE BROUGHT
 ABOVE GROUND AT BUILDING WALL OR RISER.
- PLASTIC PIPE MAY TERMINATE ABOVE GROUND WHERE AN ANODELESS RISER IS USED.

IRRIGATION NOTES:

- THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR. MATERIAL, TOOLS, MACHINERY AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE SPRINKLER SYSTEM AS SHOWN ON THE IRRIGATION PLANS, INCLUDING TRENCHING, BACKFILLING, ETC.
- IF IT IS FOUND DURING INSTALLATION THAT THE SITE VARIES FROM THE DRAWINGS. NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- COORDINATE THE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE. WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES. SHRUBS OR OTHER PLANTING.
 RECORD ACCURATELY ON ONE SET OF REPRODLICBLE PRINTS OF THE DRAWINGS AN AS-BUILT PLAN KEPT UP TO DATE
- AS THE PROJECT IS UNDER CONSTRUCTION IN ADDITION, DIMENSIONS FROM TWO PERMANENT POINTS OF REFERENCE THE LOCATION OF THE PRESSURE SUPPLY LINE ROUTING, ALL VALVES, PLUG TEES AND CONTROL WIRE.
- ALL SPRINKLER HEADS. AND PIPING SHALL BE INSTALLED PER THEIR DETAILS. IN THEIR RESPECTIVE LOCATIONS, AND SHALL BE OF THE MFG. NOTES UNLESS OTHERWISE APPROVED.
 TRENCHES SHALL BE EXCAVATED TO SUFFICIENT DEPTH TO PROVIDE COVERAGE OF 18" OVER ALL PRESSURE. SUPPLY
- LINES AND 12" OVER ALL NON-PRESSURE LINES.

 BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND
- SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.

 ALL NON-PRESSURE LINES SHALL BE SCHEDULE 200 POLYVINYL CLORIDE PLASTIC PIPE, UNLESS OTHERWISE NOTED.
- ALL NON-PRESSURE LINES SHALL BE SCHEDULE 200 POLYVINYL CLORIDE PLASTIC PIPE. UNLESS OTHERWISE NOTED.
 ALL PRESSURE SUPPLY LINES SHALL BE SCHEDULE 40 POLYVINYL CLORIDE PLASTIC PIPE. UNLESS OTHERWISE NOTED. MINIMUM OPERATING PRESSURE IS 30 PSI.
- INITIAL BACKFILL ON PLASTIC LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE.
 PLASTIC FITTINGS SHALL BE OF SCHEDULE 40 POLYVINYL CLORIDE INJECTION MOLDED AND SIDE GATED. WHERE
- THREADS ARE REQUIRED. THESE SHALL BE INJECT ION MOLDED ALSO.
 SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS: (A) ONE WRENCH FOR DISASSEMBLING EACH TYPE OF SPRINKLER HEAD SUPPLIED. (B) THREE KEYS FOR OPERATION OF HOSE BIBBS. (C) TWO KEYS FOR CONTROLLER.



1. NOTES SHOWN ON THIS SHEET SHALL GOVERN THE MINIMUM STANDARDS FOR MATERIALS, WORKMANSHIP, AND GENERAL CONSTRUCTION PRACTICES UNLESS NOTED OTHERWISE IN SPECIFICATIONS OR

2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN AND DISTRIBUTE ALL CURRENT CONTRACT DOCUMENTS AND ADDENDA TO SUPPLIERS AND SUB-CONTRACTORS FOR THE USE OF

SHOP DRAWING PRODUCTION AND FABRICATION PRIOR TO CONSTRUCTION. 3. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO VERIFY ALL DIMENSIONS TO ALL AREAS OF SIMILAR OR LIKE CONDITIONS THROUGHOUT THE DRAWINGS.

4. STRUCTURAL DRAWINGS INDICATE TYPICAL AND INDIVIDUAL SPECIFIC CONDITIONS ONLY. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO PREPARE SHOP DRAWINGS DETAILING CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED ON DRAWINGS.

5. THE USE OF THESE STRUCTURAL DRAWINGS BY ANY SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR WITHOUT THE PREPARATION OF SHOP DRAWINGS REPRESENTS HIS ACCEPTANCE OF THESE DRAWINGS AS COMPLETE AND CORRECT. AS A RESULT, ANY EXPENSE ACQUIRED AS A RESULT OF ERRORS OCCURRING ON DRAWINGS IS THE RESPONSIBILITY OF SUCH INDIVIDUAL

6. THE DESIGN AND PROVISION FOR ALL TEMPORARY SUPPORTS OR FRAMING, AND NON-STRUCTURAL FRAMING IS THE RESPONSIBILITY OF THE RESPECTIVE SUB-CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT OVER STRESS OR CAUSE DAMAGE TO THE PERMANENT STRUCTURAL ELEMENTS. REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL NON-STRUCTURAL FRAMING REQUIRED. 7. THE STRUCTURAL DRAWINGS AND ITEMS SHOWN HEREIN REPRESENT THE FINISHED STRUCTURE AND DO NOT NECESSARILY REPRESENT THE MEANS OR METHODS OF CONSTRUCTION. THE GENERAL

RESPECTIVE SUB-CONTRACTOR SHALL BE JOINTLY RESPONSIBLE FOR SUPERVISING THE WORK, AND THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION

8. THE STRUCTURE SHOWN HEREIN IS STRUCTURALLY SOUND WHEN ALL HORIZONTAL AND LATERAL PERMANENT BRACING INDICATED ON DRAWINGS ARE INSTALLED IN THEIR ENTIRETY. THE GENERAL

RESPONSIBLE FOR ALL TEMPORARY SUPPORT OF ALL ELEMENTS TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS DURING CONSTRUCTION. 9. ALL WORK SHOULD BE SUPERVISED BY A CERTIFIED STRUCTURAL ENGINEER.

10. THE DESIGN ENGINEER'S AND DESIGN COMPANY'S LIABILITY IS STRICTLY LIMITED TO THE ACTUAL AMOUNT RECEIVED FROM THE CLIENT AS COMPENSATION FOR THE DESIGN WORK. ANY LIABILITY OR RESPONSIBILITY BEYOND SUCH AMOUNT IS HEREWITH DECLINED AND ABJURED. CLIENTS ACKNOWLEDGE AND ACCEPT SUCH LIABILITY DECLINATION THROUGH THEIR RECEIPT OF OR PAYMENT FOR

10. WORK PROVIDED BY THE CONTRACTOR TO FACILITATE THE SUCCESSFUL COMPLETION OF THE PROJECT FOR WHICH NO BID ITEM HAS BEEN PROVIDED, SHOULD ALSO BE CONSIDERED AS SUBSIDIARY TO THE TOTAL AMOUNT BID OR THE ITEM IT PERTAINS TO.

11. ALL WORK PROCEDURES SHOULD BE SUPERVISED BY A LICENSED STRUCTURAL ENGINEER(S) TO ENSURE SAFETY AND QUALITY.

12. CONTRACTOR TO BE COVERED WITH ALL REQUIRED AND INDUSTRY RECOMMENDED INSURANCE COVERAGES.

CODE AND DESIGN SPECIFICATIONS: BUILDING CODE: 2016 EDITION INTERNATIONAL BUILDING CODE

SUPPLEMENTAL CODES AND REFERENCES TO BE USED FOR DESIGN, DETAILING, AND CONSTRUCTION ARE:

A. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-05).

13. CONTRACTOR TO FOLLOW ALL REQUIRED ACI, ASCI, ASTM, AND IBC CODES.

B. "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301-96).

C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" (AISC, NINTH EDITION) D. "ISO - TC 44 / SC 12 SOLDERING MATERIALS", "ISO - TC 44 WELDING AND ALLIED PROCESSES" (ISO 2008), AND THE LATEST AWS STRUCTURAL WELDING CODE ANY OTHER CODES AS SPECIFIED BY THE DESIGN ENGINEER AND/OR THE DESIGN COMPANY.

1. STRIP THE BUILDING PAD AREA OF ORGANIC MATERIAL AND DISPOSE OF THE STRIPPINGS.

2. REMOVE THE CLAY SOILS TO A DEPTH OF 12" BELOW THE FINISHED GRADE ELEVATION. THE TOP 6" OF THE SUBGRADE SOIL SHOULD BE SCARIFIED, WATERED, AND PROOF-ROLLED WITH HEAVY

3. INSTALL SUFFICIENT MATERIAL TO ACHIEVE UNIFORM DISPERSAL AND RESULT IN A PERMANENT REDUCTION IN AVERAGE SWELL POTENTIAL OF LESS THAN ONE PERCENT (1%) WITH NO SINGLE SWELL GREATER THAN ONE AND ONE HALF PERCENT (1.5%)

4. IMPORTED FILL MATERIAL UTILIZED TO ACHIEVE FINISH SUB-GRADE ELEVATION SHALL BE SELECT FILL HAVING A PLASTICITY INDEX OF AT LEAST FOUR (4) BUT NOT GREATER THAN TWELVE (12) WITH NO

PERCENT (40%) PASSING THE NO. 200 SIEVE.

100-YR MEAN RECURRENCE INTERVAL (MRI):

5. IMPORTED FILL SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFTS AND COMPACTED TO WITHIN NINETY-SEVEN PERCENT (97%) OF STANDARD PROCTOR DENSITY AT TWO (2) POINTS ABOVE OPTIMUM MOISTURE CONTENT.

DESIGN LOADS (ASCE 7-16):

DESCRIPTION	DEAD LOAD	LIVE LOAD	SNOW LOAD
ROOF FLOOR ATTIC W/O STORAGE BALCONIES & DECKS STAIR GUARD RAILS & HANDRAILS	17 PSF 15 PSF 10 PSF 10 PSF 10 PSF	30 PSF 40 PSF 10 PSF 40 PSF 40 PSF 200 LBS (c)	17 PSF
WIND LOADS			

BASIC WIND SPEED (3 SEC GUST): WIND PRESSURE WIND EXPOSURE CATEGORY:

REFER TO IRC TABLE R301.5 FOR MORE INFORMATION.

SNOW LOAD SPECIFIED IS GROUND SNOW LOAD ONLY. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP

MECHANICAL EQUIPMENT LOADS IN EXCESS OF 200 LBS SHALL BE NOTIFIED TO STRUCTURAL ENGINEER

81 MPH

95 MPH

30 PSF (f)

PRE-FABRICATED STRUCTURAL COMPONENT SHALL COMPLY WITH DESIGN LOADS FROM APPLICABLE CODES/STANDARDS IN ADDITION TO LOADS SPECIFIED IN THESE NOTES

WIND PRESSURE SPECIFIED IS FOR MAIN WIND FORCE RESISTING SYSTEM ONLY. WIND PRESSURE AND LOADS FOR STRUCTURAL COMPONENTS AND CLADDING SHALL BE DETERMINED BY RESPECTIVE RESIGTERED DESIGN PROFESSIONAL PER APPLICABLE STANDARDS/DOCES.

THE SOIL PROPERTIES SHALL BE FIELD VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER, AS NECESSARY

DEFLECTION CRITERIA

DESCRIPTION	TOTAL LOAD	LIVE LOAD
ROOF TRUSSES/RAFTERS/CEILING JOISTS	L/240	L/360 OR 1/2" MAX
FLOOR JOISTS/FLOOR TRUSSES	L/240	L/480 OR 1/2" MAX
MEMBERS SUPPORTING BRICK/HORIZONTAL MASONRY I	MEMBERS	L/600 OR 0.3" MAX
JOISTS/TRUSSES SUPPORTING CERAMIC TILE	1/720	

CONCRETE MIX DESIGNS:

1. PROVIDE CONCRETE HAVING THE FOLLOWING GENERAL CHARACTERISTICS:

28 DAY COMP. STRENGTH PSI: 3500 MAX SLUMP (IN): 5 AGGREGATE TYPE: HARDROCK MAX. SIZE: 3/4"

2. WORKABILITY ADMIXTURES MAY BE UTILIZED, PROVIDED THAT BATCH PROPORTIONS ARE DETERMINED IN THE MANNER DESCRIBED IN THE SPECIFICATIONS.

3. PROVIDE THREE PERCENT (3%) TO FIVE PERCENT (5%) AIR ENTRAINMENT IN CONCRETE PERMANENTLY EXPOSED TO THE WEATHER (AND ELSEWHERE AT THE CONTRACTOR'S OPTION). USE OF AIR ENTRAINMENT, AND CORRESPONDING REDUCTION OF THE W/C RATIO, MUST BE NOTED ON THE MIX DESIGNS.

4. USE OF ACCELERATING OR SET-RETARDING ADMIXTURES REQUIRES PRIOR APPROVAL FROM THE ARCHITECT. IN GENERAL, USE OF CALCIUM CHLORIDE WILL NOT BE PERMITTED 5. ALL CONCRETE SHALL CONTAIN A MINIMUM OF FIVE (5) SACKS OF TYPE I PORTLAND CEMENT PER CUBIC YARD.

6. WHERE GROUT IS CALLED FOR, USE A NON-SHRINK, NON-STAINING PREMIXED GROUT.

7. ALL CONCRETE TO BE PUMPED FROM DELIVERY TRUCK. HAND MIXING IS UNACCEPTABLE.

FRAMING NOTES (GENERAL):

ALL LUMBER TO BE GRADE NO. 1/2, UNLESS NOTED OTHERWISE.

BEAM TO COLUMN CONNECTIONS TO USE SIMPSON STRONG-TIE LCE4 OR EQUAL. ALL CONNECTOR PLATES TO BE 16 GA. SIMPSON STRONG-TIE OR APPROVED EQUAL. SEE DETAILS FOR NAILING PATTERNS.

ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS".

MOISTURE CONTENT SHALL BE 19% MAXIMUM.

LUMBER ON SITE SHALL BE PROTECTED FROM WEATHER AND STORED ABOVE GROUND WITH SUPPORTS. DRY-IN EACH BUILDING FRAME IMMEDIATELY ONCE FRAMING IS COMPLETE. PLYWOOD SHALL BE IDENTIFIED WITH THE DFPA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

STAIR LANDING JOISTS ARE DOUBLE 2X8 SPF #1/#2 AT 16" O.C. MAX, UNO. USE SIMPSON HANGER LU26 OR EQUAL TO 2X8 JOISTS TO BEAM.

USE SIMPSON HANGER LUS28-2 OR EQUAL TO CONNECT BEAM TO BEAM AT STAIR LANDING FRAMING.

THE COMPRESSION PERPENDICULAR TO GRAIN STRENGTH VALUES (FCPX) SHALL BE PERMITTED TO BE ADJUSTED BY A SIZE FACOR FOR BEARING. AT THE LOCATION OF NOTCHES IN RECTANGULAR MEMBERS, THE SPECIFIED STRENGTH IN SHEAR (FV) SHALL BE MULTIPLIED BY A NOTCH FACTOR.

CONTRACTOR MUST VERIFY ALL OF THE DIMENSIONS PRIOR TO CONSTRUCTION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY AND ALL SHOP DRAWINGS AND ASK FOR OWNER/ENGINEER APPROVAL PRIOR TO CONSTRUCTION.

WORK REQUIRED BY THE CONTRACT DOCUMENTS FOR WHICH NO SEPARATE BID ITEM HAS BEEN PROVIDED IN THE BID PROPOSAL, SHALL BE PROVIDED FOR AS REQUIRED BY THE CONTRACTOR. COST

FOR SUCH WORK SHALL BE CONSIDERED SUBSIDIARY TO THE TOTAL AMOUNT BID. NO SEPARATE PAYMENT WILL BE MADE FOR SUBSIDIARY WORK.

ALL LUMBER SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2012 SUPPLEMENT

16. LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.

FLOOR AND ROOF FRAMING

- ALL FLOOR AND ROOF FRAMING MEMBERS SHALL BE #1 K.D. SOUTHERN PINE OR STANDARD GRADE DOUGLAS FIR HAVING AN ALLOWABLE EXTREME FIBER STRESS IN BENDING OF 975 TO 1500 PSI (2x12 thru 2x4) UNLESS NOTED OTHERWISE ON PLANS. #1 K.D. FRAMING MEMBERS SHALL HAVE ALLOWABLE BENDING STRESS OF 1250 TO 1850 PSI (2x12 thru 2x4). FLOOR AND ROOF JOIST CONNECTIONS TO SUPPORTING BEAMS (FLUSH TYPE CONNECTIONS) USE TYPE "LU" JOIST HANGERS AS MANUFACTURED BY THE SIMPSON CO. OR TYPE "TECO-U-GRIP" JOIST
- HANGERS AS MANUFACTURED BY THE TIMBER ENGINEERING CO. THE HANGER SIZE USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER PER JOIST SIZE. ROOF DECK SHALL BE 3/4" EXTERIOR PLYWOOD SHEATHING WITH PANEL EDGE CLIP SUPPORTS BETWEEN RAFTER SUPPORTS. NAIL WITH 6d NAILS @ 6" o.c. AT PANEL EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS.
- FLOOR DECK SHALL BE 1" PLYWOOD (STURD-I-FLOOR, A.P.A.) WITH TONGUE AND GROOVE EDGE SUPPORTS. NAIL WITH 8d DEFORMED SHANED NAILS @ 6" o.c. AT DIAPHRAGM BOUNDARIES AND 12" o.c. AT ALL OTHER PANEL EDGES AND INTERIOR FRAMING MEMBERS. A BEAD OF GLUE SHALL BE PLACED ON THE FRAMING MEMBERS PRIOR TO APPLYING THE PLYWOOD DECK. ADHESIVE SHALL CONFORM WITH A.P.A. SPECIFICATION "AFG-01" (ALTERNATIVE 3 4" PLYWOOD SUBFLOOR WITH HARDWOOD FINISH FLOOR)
- ALL PLYWOOD DECKING SHALL BE INSTALLED WITH FACE GRAIN ACROSS FRAMING MEMBERS AND CUT SUCH THAT ENDS OF SHEETS ARE CENTERED OVER FRAMING MEMBERS. OFFSET HORIZONTAL
- BRACE AND SUPPORT RAFTERS WITH 2x6 LEDGERS AND (2) 2x4 BRACES IN ACCORDANCE WITH RECOMMENDATIONS FOR MAX. SPANS OF RAFTERS. INSTALL 2x6 + 2x4 DIAGONAL T-POSTS TO SUPPORT
- HIPS, VALLEYS, AND RIDGES TO LIMIT SPANS TO 8'-0" WHERE POSSIBLE. EXPOSED MULTIPLE WOOD BEAMS CONSISTING OF 3 OR MORE MEMBERS SHALL BE BOLTED WITH 3/4" BOLTS TOP AND BOTTOM AT 2'-0" o.c. ALL BOLTS SHALL HAVE HEAVY DUTY WASHERS.
- ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH 16d NAILS AT 12" ON CENTER (2) ROWS FOR BEAMS/JOISTS 9"-12" DEEP, (3) ROW FOR BEAMS/JOISTS 14"-18" DEEP (STAGGERED).
- PROVIDE 2" NOMINAL THICKNESS FULL DEPTH SOLID BLOCKING FOR JOISTS AT ENDS AND AT SUPPORTS. OMID SOLID BLOCKING WHEN JOISTS ARE NAILED TO A CONTINUOUS HEADER.
- 11. LAP JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION AT LEAST 6".
- 12. SECURE JOISTS FRAMED END TO END WITH METAL STRAPS. USE APPROVED FRAMING ANCHORS TO SUPPORT JOISTS FRAMING INTO THE SIDES OF WOOD OR STEEL BEAMS.
- 13. FLOOR JOISTS SHALL BE NAILED TO WALLS AND TO THE ENDS OF RAFTERS. 14. ENDS OF FLOOR JOISTS SHALL BE LAPPED AT LEAST 3" AND BE FASTENED WITH 3-16d NAILS.
- 15. WHERE FLOOR JOISTS ARE PLACED AT RIGHT ANGLES TO THE WALLS, THE LOOKOUT JOIST OR TIES SHALL BE FASTENED TO THE PARALLEL FLOOR JOISTS USING ENGINEERED CLIPS, STRAPS OR

- ALL EXTERIOR WALL STUDS SHALL BE 2"X6" AT 16" ON CENTERS UNLESS NOTED OTHERWISE
- ALL INTERIOR WALL STUDS SHALL BE 2"X4" AT 16" ON CENTERS, WITH 5/8" GYPSUM BOARD ON BOTH SIDES, UNLESS NOTED OTHERWISE. PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS.
- ALL STUDS SHALL BE #1 DOUGLAS FIR OR FINGER JOINTED #1 SOUTHERN YELLOW PINE WITH AN ALLOWABLE FLEXURAL STRESS OF 725 PSI UNLESS NOTED OTHERWISE ON PLANS
- INSTALL TWO OR MORE JOISTS BELOW ALL WALLS RUNNING PARALLEL TO SPAN. FOUR OR MORE JOISTS SHALL BE INSTALLED AT ALL LOCATIONS SUPPORTING SIGNIFICANT UPPER FLOOR OR ROOF
- WOOD LINTELS (HEADERS) LOADED OVER OPENINGS 7'-0" AND LESS SHALL BE DOUBLE 2x12 HEADERS, 3.5"x11.25" PARALAMS FOR OPENINGS UP TO 9'-0" AND HAVE NOT LESS THAN 3" BEARING AT EACH
- PROVIDE 1x4 BRIDGING IN ALL SPANS OVER 8'-0". MAXIMUM DISTANCE BETWEEN BRIDGING AND BEARING WALL SHALL BE 8'-0". ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE BRACED AT EACH END AND AT 20'-0" o.c. WITH A DIAGONAL 1x4 LET INTO OUTSIDE EDGE.
- ALL OUTSIDE AND INSIDE CORNERS OF EXTERIOR WALLS SHALL BE BRACED WITH A MINIMUM OF THREE 4'x8'x1/2" SHEETS OF EXTERIOR GRADE OSB CONTINUOUS FROM FOUNDATION TO ROOF.
- INSTALL ON EXTERIOR FACE OF EACH CORNER PLACE SIMPSON HOLDDOWN ANCHORS, TYPE "PA-51", OR EQUAL, AT ALL CORNERS OF ALL EXTERIOR WALLS AND AT THE ENDS OF ALL BRACED OR SHEAR WALLS. SECURELY NAIL ANCHORS TO 2x4 OR
- WHERE MULTIPLE TRUSSES OR JOISTS OCCUR, A STUD SHALL SUPPORT EACH MEMBER OF THE BEAM CONTINUOUS TO FOUNDATION.

(3) 8d (2 1/2"X0.113")

(3) 8d (2 1/2"X0.113")

(3) 16d (3 1/2"X0.135")

(4) 8d (2 1/2"X0.113")

(8) 16d (3 1/2"X0.135") 16d (3 1/2"X0.135") @ 16" O.C.

(3) 8d (2 1/2"X0.113")

(2) 16d (3 1/2"X0.135")

(2) 10d (3"X0.128")

(2) 8d (2 1/2"X0.113")

(2) 8d (2 1/2"X0.113")

(2) 8d (2 1/2"X0.113")

(3) 8d (2 1/2"X0.113")

(3) 8d (2 1/2"X0.113")

(2) 8d (2 1/2"X0.113")

(2) 16d (3 1/2"X0.135"

TOE NAIL (4) 16d (3 1/2"X0.135") FACE NAIL (3) 16d (3 1/2"X0.135") 10d (3"X0.128") @ 24" O.C. 16d (3 1/2"X0.135") @ 16" O.C

16d (3 1/2"X0.135") @ 16" O.C.

(3) 16d (3 1/2"X0.135") @ 16" O.C.

10d (3"X0.128") @ 24" O.C.

10d (3"X0.128") @ 24" O.C.

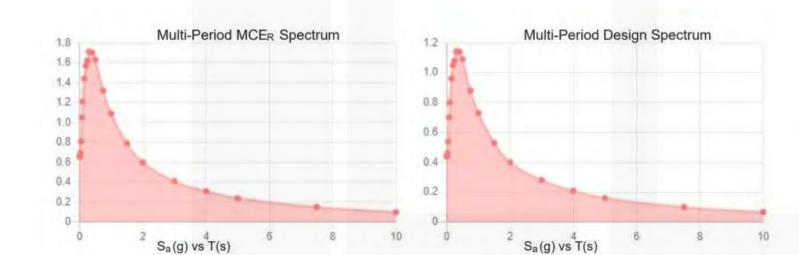
(3) 10d (3"X0.128")

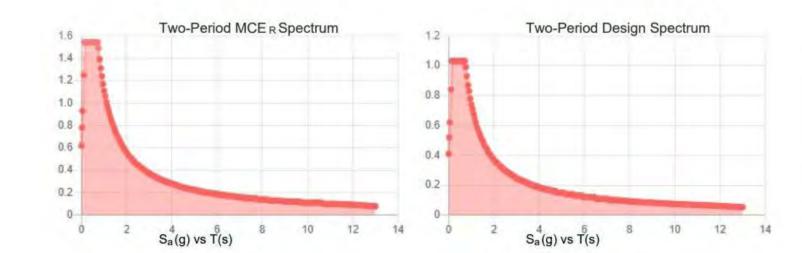
- 12. ALL WALL SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD SHEATHING ATTACHED DIRECTLY TO THE EXTERIOR FACE OF THE STUD WALL WITH 8d GALVANIZED BOX NAILS @ 4" o.c. ALONG PANEL EDGES AND 12" o.c. @ INTERMEDIATE FRAMING MEMBERS UNLESS NOTED OTHERWISE ON PLANS.
- 13. GLULAMS, MICROLAMS, AND PARALAMS SHALL HAVE ALLOWABLE EXTREME FIBER STRESS IN BENDING OF 2400 PSI, 2800 PSI, AND 3100 PSI, RESPECTIVELY.
- 14. INSTALL SOLID BLOCKING BELOW LOAD BEARING JAMBS. INSTALL STEEL SHIMS IN PLANE OF PLYWOOD AT HEAVILY LOADED JAMBS.
- 15. CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL METHOD USED. MINIMUM SHEATHING THICKNESS IS 1/2".

- NO. DESCRIPTION OF BUILDING ELEMENT BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE (TOE NAIL) CEILING JOISTS TO PLATE (TOE NAIL) CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTERS. LAPS OVER PART. (FACE NAIL).
- COLALR TIE RAFTER (FACE NAIL) OR 1 1/4" X 20 GRADE RIDGE STRAP RAFTERS TO PLATE (TOE NAIL)
- ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTER
- BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER CONTINUED HEADER, TWO PIECES CONTINUOUS HEADER TO STUD (TOE NAIL)
- DOUBLE STUDS (FACE NAIL) DOUBLE TOP PLATE (FACE NAIL) DOUBLE TOP PLATE. MIN 48" OFFSET OF END JOISTS (FACE NAILS IN LAPPED AREA)
- SOLE PLATE TO JOIST OR BLOCKING (FACE NAIL)
- SOLE PLATE TO JOIST OR BLOCKING (FACE NAIL) AT BRACED WALL PANELS STUD TO SOLE PLATE (TOE NAIL)
- TOP OR SOLE PLATE TO STUD (END NAIL) TOP PLATE, LAPS AT CORNERS AND INTERSECTIONS (FACE NAIL)
- 19 1" BRACE TO EACH STUD AND PLATE (FACE NAIL) 1X6" SHEATHING TO EACH BEARING (FACE NAIL)
- 1X8" SHEATHING TO EACH BEARING (FACE NAIL) WIDER THAN 1X8" SHEATHING TO EACH BEARING (FACE NAIL)
- JOIST TO SILL OR GIRDER (TOE NAIL) 24 1X6" SUBFLOOR OR LESS TO EACH JOISTS (FACE NAIL)
- 2" SUBFLOOR TO JOIST OR GIRDER (BLIND AND FACE NAIL)
- RIM JOIST TO TOP PLATE (TOE NAIL) ROOF APPLICATION ALSO 27 2" PLANKS (PLANK AND BEAM - FLOOR AND ROOF)
- 28 BUILT-UP GIRDERS & BEAMS. 2" LUMBER LAYER TOP AND BOTT STAGGERED. TWO NAILS AT
- 29 LEDGER STRIP SUPPORTING JOISTS OR RAFTERS

8d (2 1/2"X0.113") @ 6" O.C (2) 16d (3 1/2"X0.135") @ E.E. 10d (3"x0.128") NAIL EA LAYER @ 32" OC. AT ENDS AND AT EA SPLICE (3) 16d (3 1/2"x0.135") AT EACH JOIST OR RAFTER

SEISMIC DESIGN PARAMETERS:





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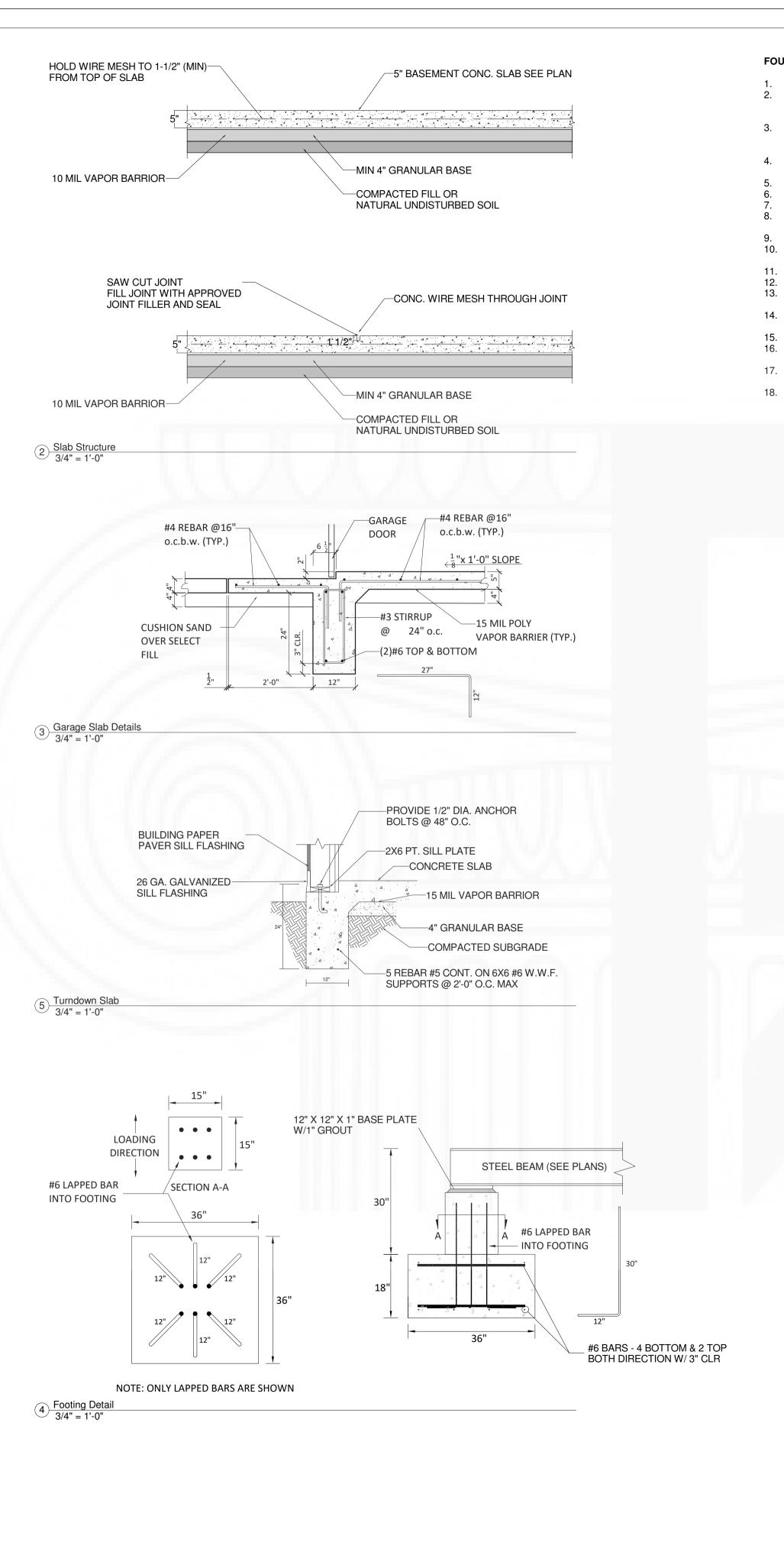
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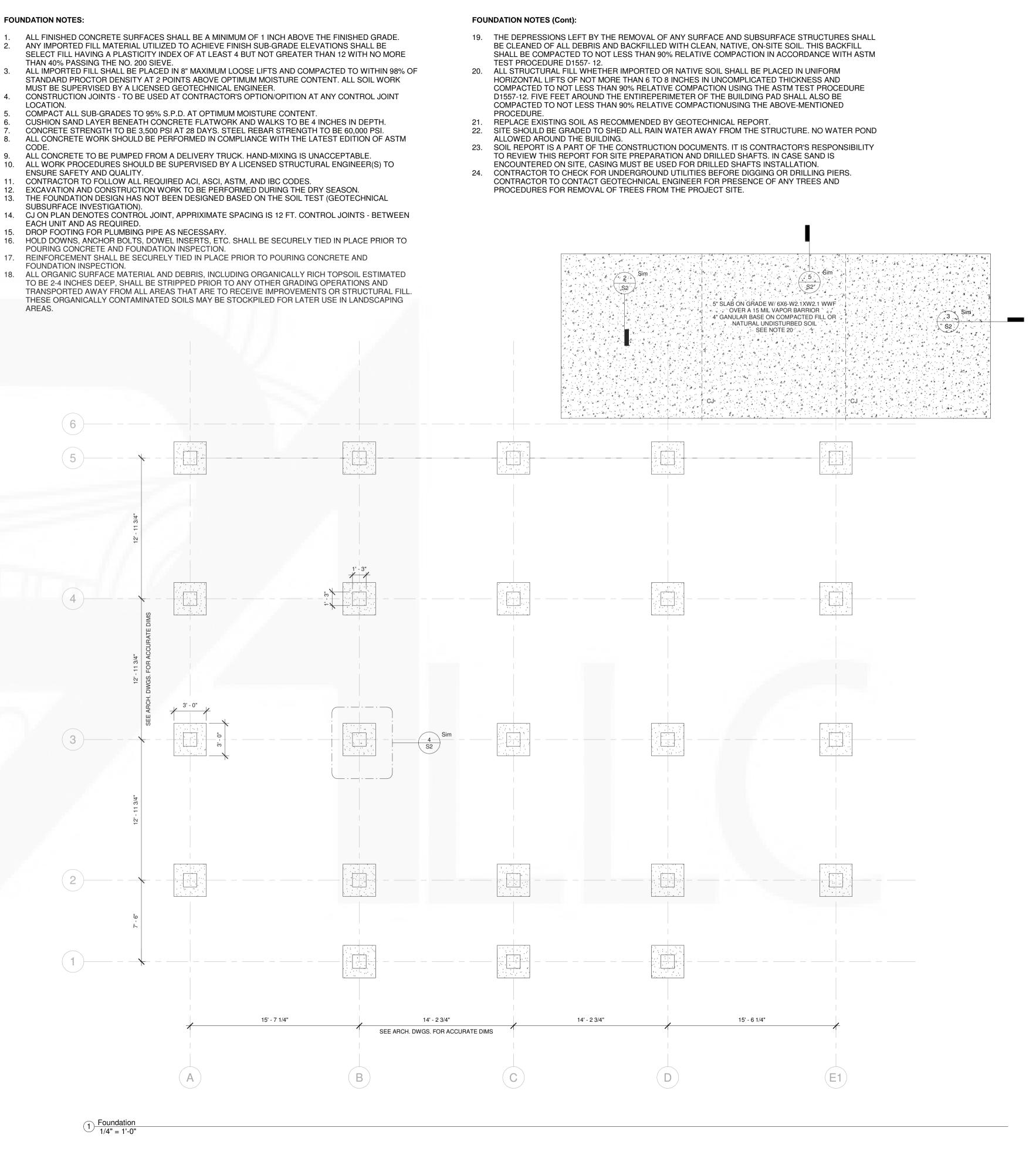
Scale

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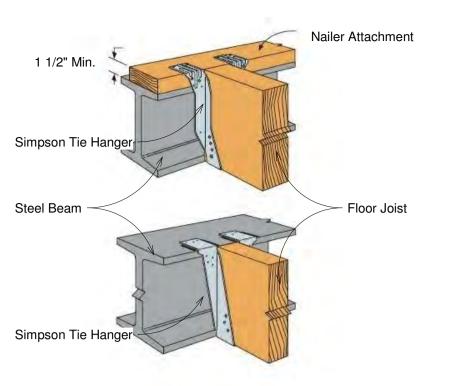
Foundation Plan

As indicated

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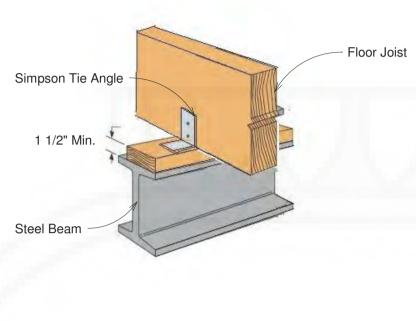
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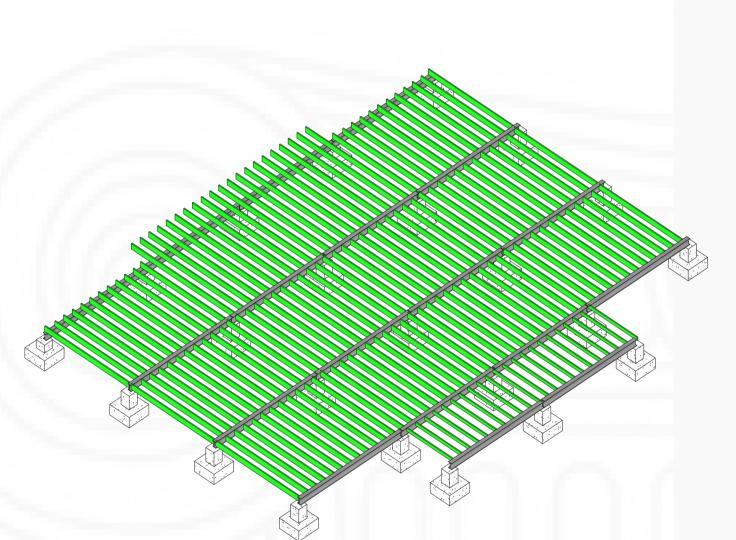
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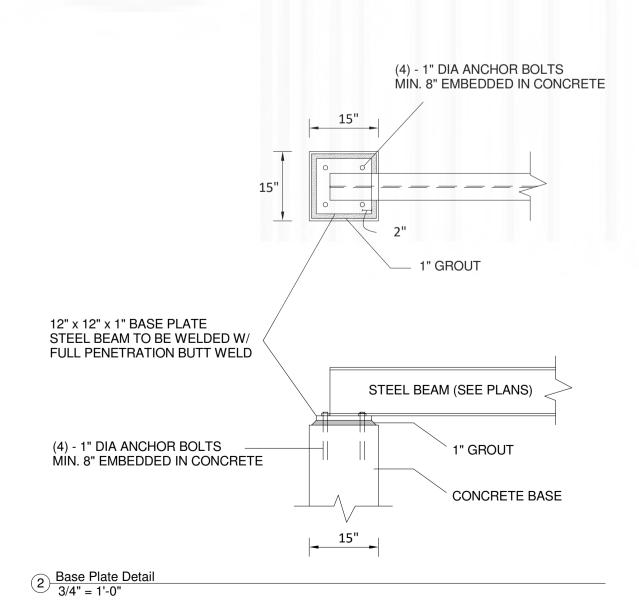


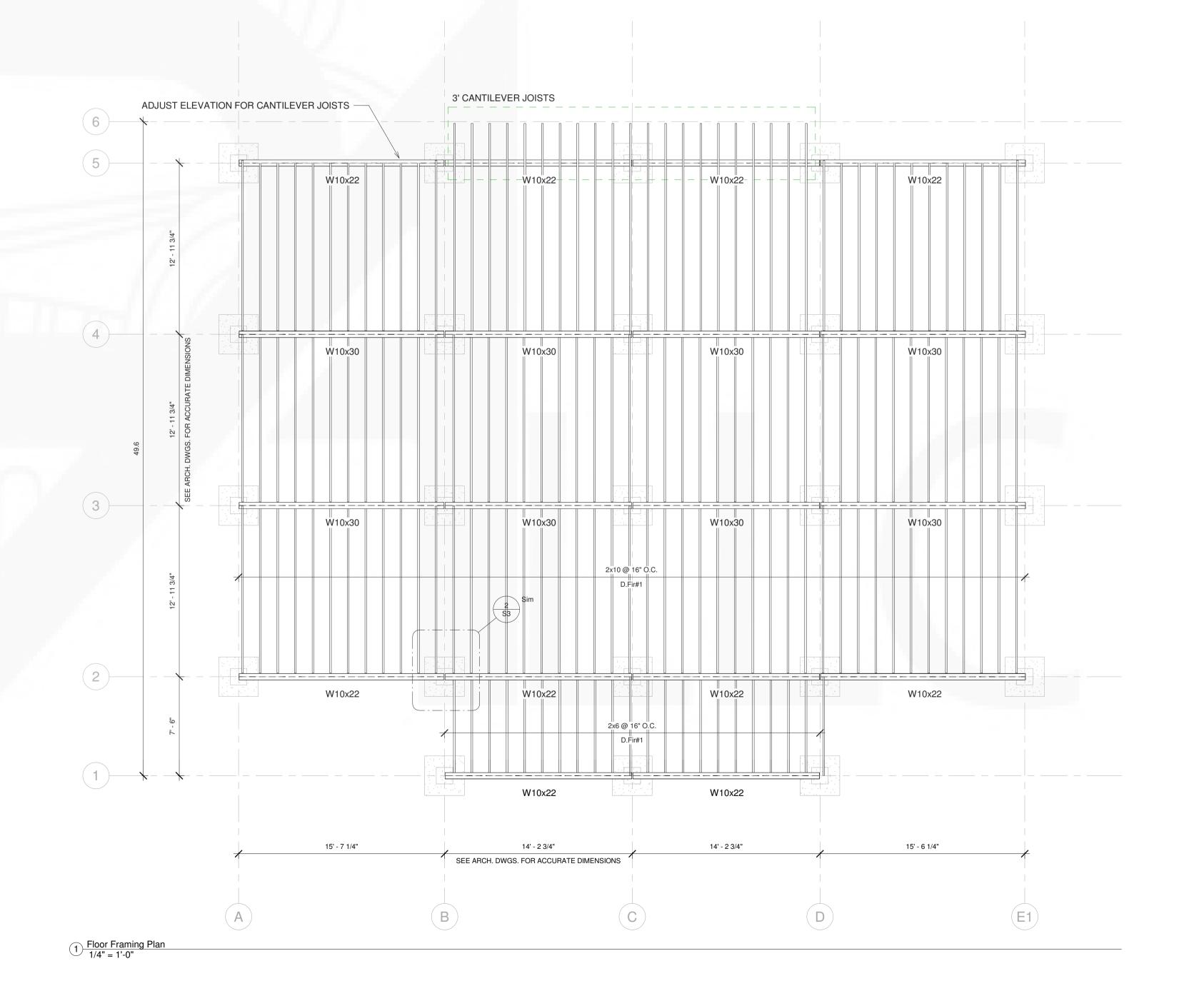
		Steel Beam	Schedule	
Description	Туре	Count	Aprrox. Length	Aprrox. Total Length
Steel Beam	W10X22	6	14.1'	85.4'
Steel Beam	W10X22	3	15.5'	46.8'
Steel Beam	W10X30	4	14.1'	56.9'
Steel Beam	W10X30	5	15.5'	78.1'
Grand total: 18		18		267.2'

	l l	Floor Joists	Schedule	
Description	Туре	Count	Aprrox. Length	Aprrox. Total Length
Wood Joists	2x6	20	7'	150'
Wood Joists	2x6	2	7.5'	15'
Wood Joists	2x10	78	12.5'	990.6'
Wood Joists	2x10	32	12.7'	406'
Wood Joists	2x10	4	12.9'	51.7'
Wood Joists	2x10	30	15.6'	466.7'
Wood Joists	2x10	20	15.7'	317.3'
Wood Joists	2x10	1	16'	15.9'
Grand total: 187	7	187		2413.1'









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Drawing Title

Framing Plan (Floor)

As indicated

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FRAMING NOTES:

1. ALL EXTERIOR WALL STUDS SHALL BE 2"X6" AT 16" ON CENTERS UNLESS NOTED OTHERWISE.

2. ALL INTERIOR WALL STUDS SHALL BE 2"X4" AT 16" ON CENTERS, WITH 5/8" GYPSUM BOARD ON BOTH SIDES, UNLESS NOTED

3. BEAM TO COLUMN CONNECTIONS TO USE SIMPSON STRONG-TIE LCE4 OR EQUAL.

4. CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL METHOD USED. MINIMUM SHEATHING THICKNESS IS 1/2".

5. ALL CONNECTOR PLATES TO BE 16 GA. SIMPSON STRONG-TIE OR APPROVED EQUAL. SEE DETAILS FOR NAILING PATTERNS.

6. ALL LUMBER TO BE GRADE NO. 1, UNLESS NOTED OTHERWISE. 7. CONTRACTOR MUST VERIFY ALL OF THE DIMENSIONS PRIOR TO CONSTRUCTION.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY AND ALL SHOP DRAWINGS AND ASK FOR OWNER/ENGINEER APPROVAL PRIOR TO CONSTRUCTION.

9. WORK PROVIDED BY THE CONTRACTOR TO FACILITATE THE SUCCESSFUL COMPLETION OF THE PROJECT FOR WHICH NO BID ITEM HAS BEEN PROVIDED, SHOULD ALSO BE CONSIDERED AS SUBSIDIARY TO THE TOTAL AMOUNT BID OR THE ITEM IT PERTAINS TO.

10. CONTRACTOR TO BE COVERED WITH ALL REQUIRED AND INDUSTRY RECOMMENDED INSURANCE COVERAGES. 11. CONTRACTOR TO FOLLOW ALL REQUIRED ACI, ASCI, ASTM, AND IBC CODES.

12. ALL LUMBER SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2012 SUPPLEMENT. 13. LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.

14. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS".

15. MOISTURE CONTENT SHALL BE 19% MAXIMUM. 16. LUMBER ON SITE SHALL BE PROTECTED FROM WEATHER AND STORED ABOVE GROUND WITH SUPPORTS. DRY-IN EACH BUILDING

FRAME IMMEDIATELY ONCE FRAMING IS COMPLETE. 17. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH 16d NAILS AT 12" ON CENTER (2) ROWS FOR BEAMS/JOISTS 9"-12"

DEEP, (3) ROW FOR BEAMS/JOISTS 14"-18" DEEP (STAGGERED). 18. PLYWOOD SHALL BE IDENTIFIED WITH THE DEPA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE

INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. 19. PROVIDE 2" NOMINAL THICKNESS FULL DEPTH SOLID BLOCKING FOR JOISTS AT ENDS AND AT SUPPORTS. OMID SOLID BLOCKING

WHEN JOISTS ARE NAILED TO A CONTINUOUS HEADER. 20. LAP JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION AT LEAST 6".

21. LOAD STIFFENERS ARE RECOMMENDED IN AREAS WHERE A CONCENTRATED LOAD IS GREATER THAN 1500 LBF -- TO THE TOP

FLANGE OR BETWEEN THE SUPPORT AND THE CANTILEVER TIP. 22. SECURE JOISTS FRAMED END TO END WITH METAL STRAPS. USE APPROVED FRAMING ANCHORS TO SUPPORT JOISTS FRAMING

INTO THE SIDES OF WOOD OR STEEL BEAMS.

23. FLOOR JOISTS SHALL BE NAILED TO WALLS AND TO THE ENDS OF RAFTERS.

24. ENDS OF FLOOR JOISTS SHALL BE LAPPED AT LEAST 3" AND BE FASTENED WITH 3-16d NAILS.

25. WHERE FLOOR JOISTS ARE PLACED AT RIGHT ANGLES TO THE WALLS, THE LOOKOUT JOIST OR TIES SHALL BE FASTENED TO THE PARALLEL CEILING JOISTS USING ENGINEERED CLIPS, STRAPS OR HANGERS.

26. STAIR LANDING JOISTS ARE DOUBLE 2X8 SPF #1/#2 AT 16" O.C. MAX, UNO. USE SIMPSON HANGER LU26 OR EQUAL TO 2X8 JOISTS TO

27. USE SIMPSON HANGER LUS28-2 OR EQUAL TO CONNECT BEAM TO BEAM AT STAIR LANDING FRAMING.

28. FASTENMASTER TRUSSLOK®, SIMPSON STRONG-TIE SDW OR SDS, AND USP WS SCREWS MAY ALSO BE USED TO CONNECT

MULTIPLE MEMBER LVL BEAMS. 29. ROOF DECK SHALL BE MIN 1/2" EXTERIOR PLYWOOD SHEATHING WITH PANEL EDGE CLIP SUPPORTS BETWEEN TRUSS SUPPORTS

(3/4" EXTERIOR GRADE PLYWOOD SHEATHING IS RECOMMENDED).

ROOF JOISTS SHALL BE NAILED TO WALLS AND TO THE ENDS OF RAFTERS. 30. ENDS OF ROOF TRUSSES SHALL BE LAPPED AT LEAST 3" AND BE FASTENED WITH 3-16d NAILS.

31. PROVIDE GUTTER GUARDS AT THE GUTTERS TO COMPLY WITH THE REQUIREMENTS OF THE WILD LIFE-URBAN INTERFACE ZONE

32. THE ENTIRE ROOF COVERING SHALL BE A FIRE-RETARDANT ROOF COVERING THAT IS AT LEAST CLASS C.

33. INSTALL HORIZONTAL 2X6 STRONGBACKS AT 10-FT. INTERVALS TO DISTRIBUTE LOADS AND PREVENT TWISTING, WHICH CAN LOOSEN TRUSS PLATES.

34. TRUSS PLATES SHOWN ARE THE RESPONSIBILITY OF THE TRUSS DESIGNER. 35. FASTENERS ARE PERMITTED TO BE INSTALLED THROUGH METAL TRUSS PLATES WHEN APPROVED BY THE TRUSS DESIGNER. DO

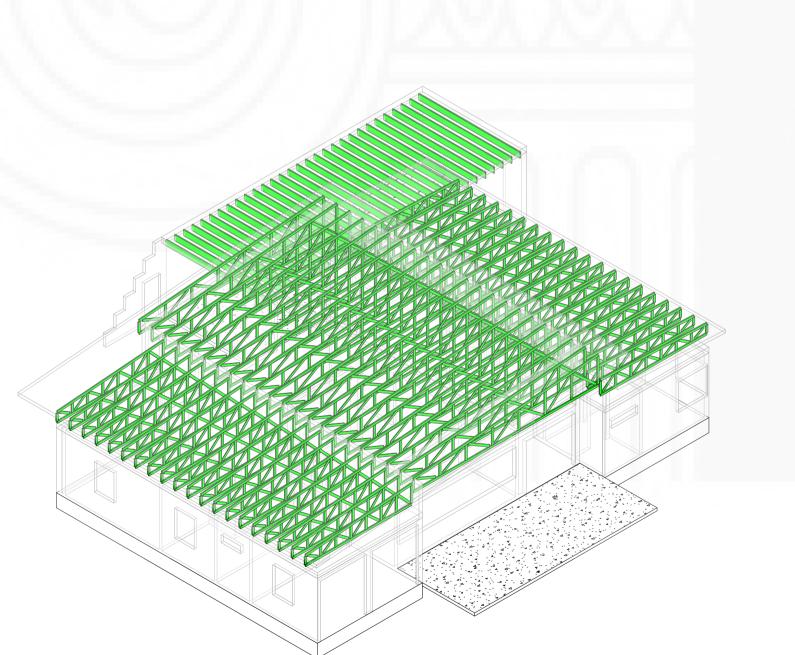
NOT DRIVE NAILS THROUGH THE TRUSS PLATE ON THE OPPOSITE SIDE OF SINGLE-PLY TRUSSES WHICH COULD FORCE THE PLATE OFF THE TRUSS.

36. NO ONE SHOULD BE ALLOWED ON THE OPEN JOIST FLOOR SYSTEM UNTIL ALL HANGERS, BLOCKING, RIM BOARD AND TEMPORARY BRACING ARE COMPLETELY INSTALLED. 37. OPEN WEB TRUSSES MUST BE HELD STRAIGHT AND PLUMB AT THEIR DESIGN-SPECIFIED SPACING WHILE ALL BLOCKING, RIM

BOARD AND BRACING ARE INSTALLED.

38. TEMPORARY BRACING IS REQUIRED AT ALL SUPPORTS AND AT THE INTERVAL SHOWN ON THE DRAWING UNTIL PERMANENT BRACING ELEMENTS AND/OR SHEATHING ARE INSTALLED.

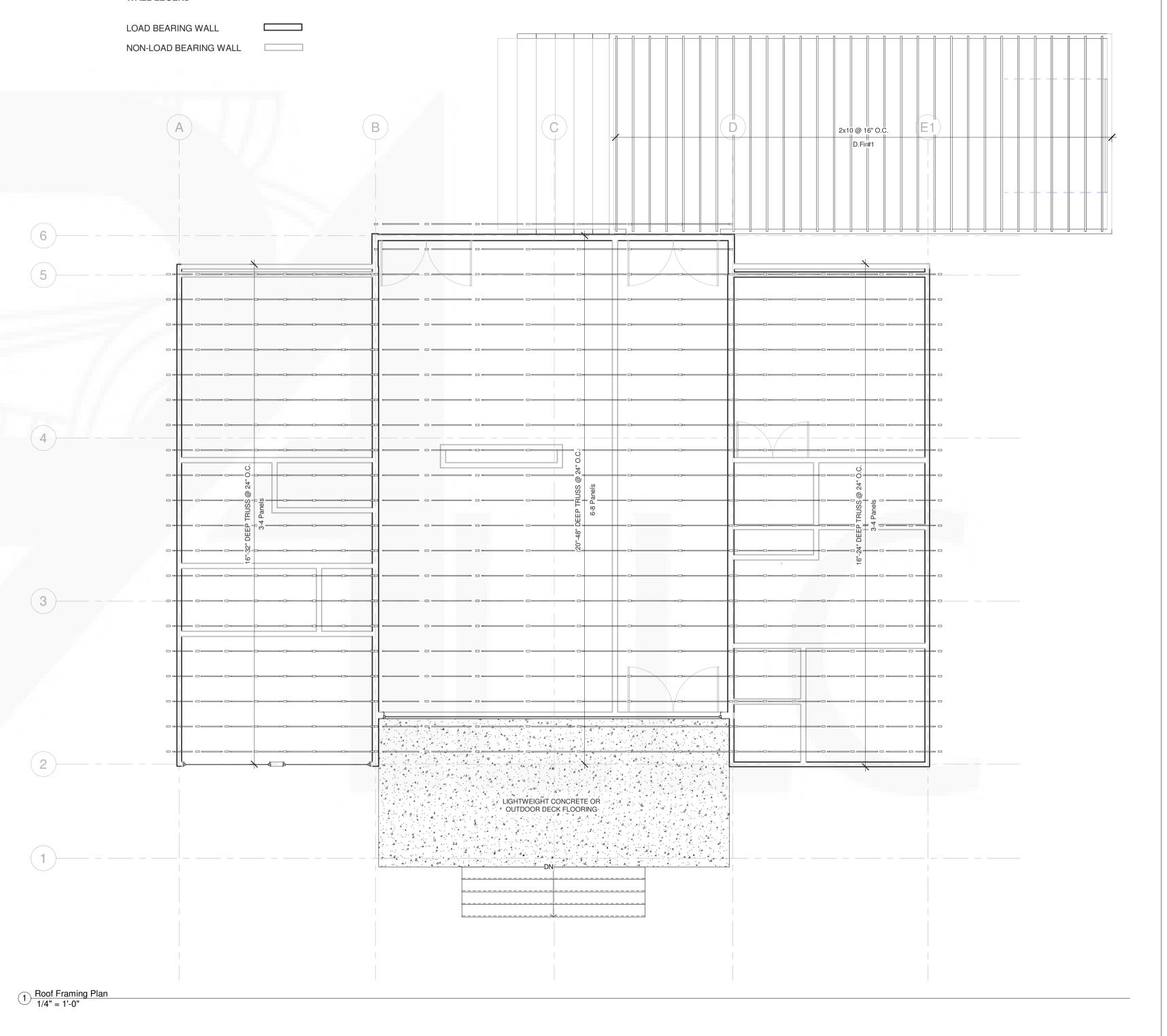
39. CANTILEVERED TRUSSES REQUIRE LATERAL BRACING AT ENDS.



FRAMED OPENING HEADER/CRIPPLE TABLE

	Minimur	m Header Size and No./Siz	ze of Cripple(s) at each end	
Wall Type	Up to 4' span	Up to 8' span	Up to 12' span	Up to 16' span
2X4 Load Bearing	(2)-2x10 / 1-2x4	(2)-2x12 / 1-2x4	(2)-1 3/4"x12"LVL	(2)-1 3/4"x14"LVL / 3-2x4
2X4 Non-Load Bearing	(2)-2x8 / 1-2x4	(2)-2x10 / 1-2x4	(2)-2x12 / 1-2x4	(2)-1 3/4"x14"LVL / 2-2x4
2X6 Load Bearing	(3)-2x8 / 1-2x6	(3)-2x10 / 1-2x6	(3)-2x12 / 2-2x6	(3)-1 3/4"x12"LVL / 3-2x6
2X6 Non-Load Bearing	(2)-2x8 / 1-2x6	(2)-2x10 / 1-2x6	(2)-2x12 / 1-2x6	(3)-2x12 / 2-2x6

WALL LEGEND





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Drawing Title

Framing Plan (Roof)

1/4" = 1'-0"

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Page No.

NOTES

1. ALL LUMBER SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2016 SUPPLEMENT.

2. LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF

"AMERICAN SOFTWOOD LUMBER STANDARDS".

4. MOISTURE CONTENT SHALL BE 19% MAXIMUM.
5. LUMBER ON SITE SHALL BE PROTECTED FROM WEATHER AND STORED ABOVE GROUND WITH SUPPORTS. DRY-IN EACH BUILDING FRAME IMMEDIATELY ONCE FRAMING IS

6. ALL MULTIPLE MEMBERS ARE TO BE FASTENED TOGETHER WITH 16d NAILS AT 12" ON CENTER (2) ROWS FOR BEAMS/JOISTS 9"-12" DEEP, (3) ROW FOR BEAMS/JOISTS 14"-18" DEEP (STAGGERED).

7. PLYWOOD SHALL BE IDENTIFIED WITH THE DFPA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

8. PROVIDE 2" NOMINAL THICKNESS FULL DEPTH SOLID BLOCKING FOR JOISTS AT ENDS AND AT SUPPORTS. OMID SOLID BLOCKING WHEN JOISTS ARE NAILED TO A CONTINUOUS HEADER

9. LAP JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION AT LEAST 6".

10. SECURE JOISTS FRAMED END TO END WITH METAL STRAPS. USE APPROVED FRAMING ANCHORS TO SUPPORT JOISTS FRAMING INTO THE SIDES OF WOOD OR STEEL BEAMS.

11. SHEAR PANELS SHALL APPLY ON BOTH SIDES OF WALL. PANEL EDGES MAY BE OFFSET

TO OCCUR ON DIFFERENT STUDS IN LIEU OF USING 2X STUDS.

SHEAR WALL LEGEND

INTERIOR SHEAR WALL

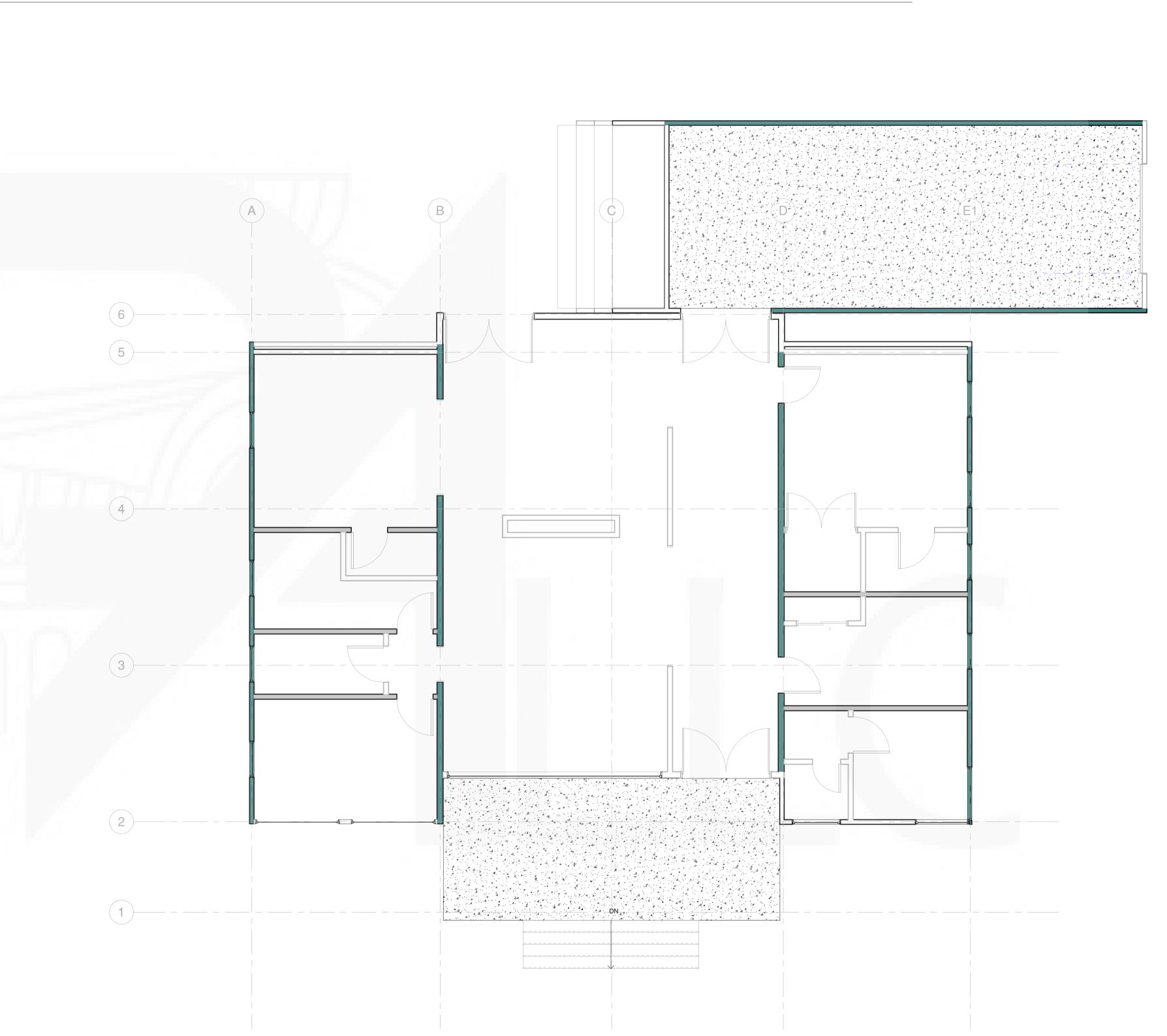
EXTERIOR SHEAR WALL

NON LOAD BEARING WALL

EXTERIOR SHEAR & LOAD BEARING WALL

SHERWALL SCHEDULE:

FUNCTION	MIN. PENETRATION IN FRAMING	STUD SIZE @ FRAMING EDGES & BOUNDARIES	PLYWOOD OR OSB	NAILING	A35 OR LTP4	SHEAR TRANSF NAILS	ER BOLTS/AN. BOLTS	HOLD-DOWNS	COMMENTS
EXTERIOR	1 1/2"	3x STUDS 4x @ PLY EDGES	23/32"	10d(3"x0.148") @ 3" O.C. EN @ 2 1/2" O.C. BN @ 6" O.C. FN	LTP4 4" O.C.	20d @ 12" O.C	5/8" @ 6"	HDU11-SDS2.5	4x SILL 3 ROWS OF FASTENERS
INTERIOR	1 1/2"	2x STUDS 3x @ PLY EDGES	15/32"	8d(2 1/2"x0.131") @ 2" O.C. EN @ 2 1/2" O.C. BN @ 4" O.C. FN	LTP4 4" O.C.	20d @ 12" O.C	5/8" @ 6"	HDU5-SDS2.5	3x SILL 2 ROWS OF FASTENERS





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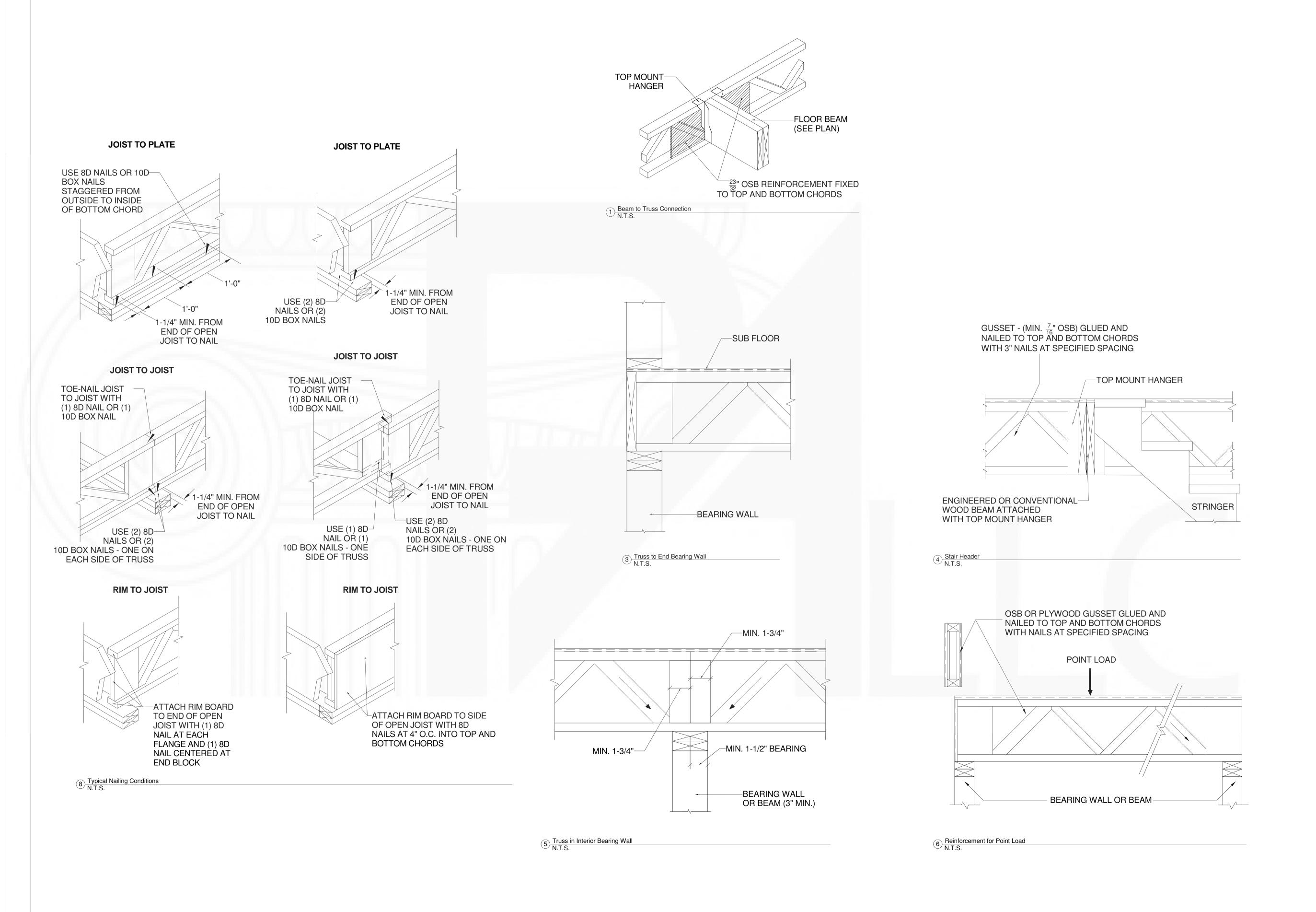
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Shearwall Plan

1/4" = 1'-0"

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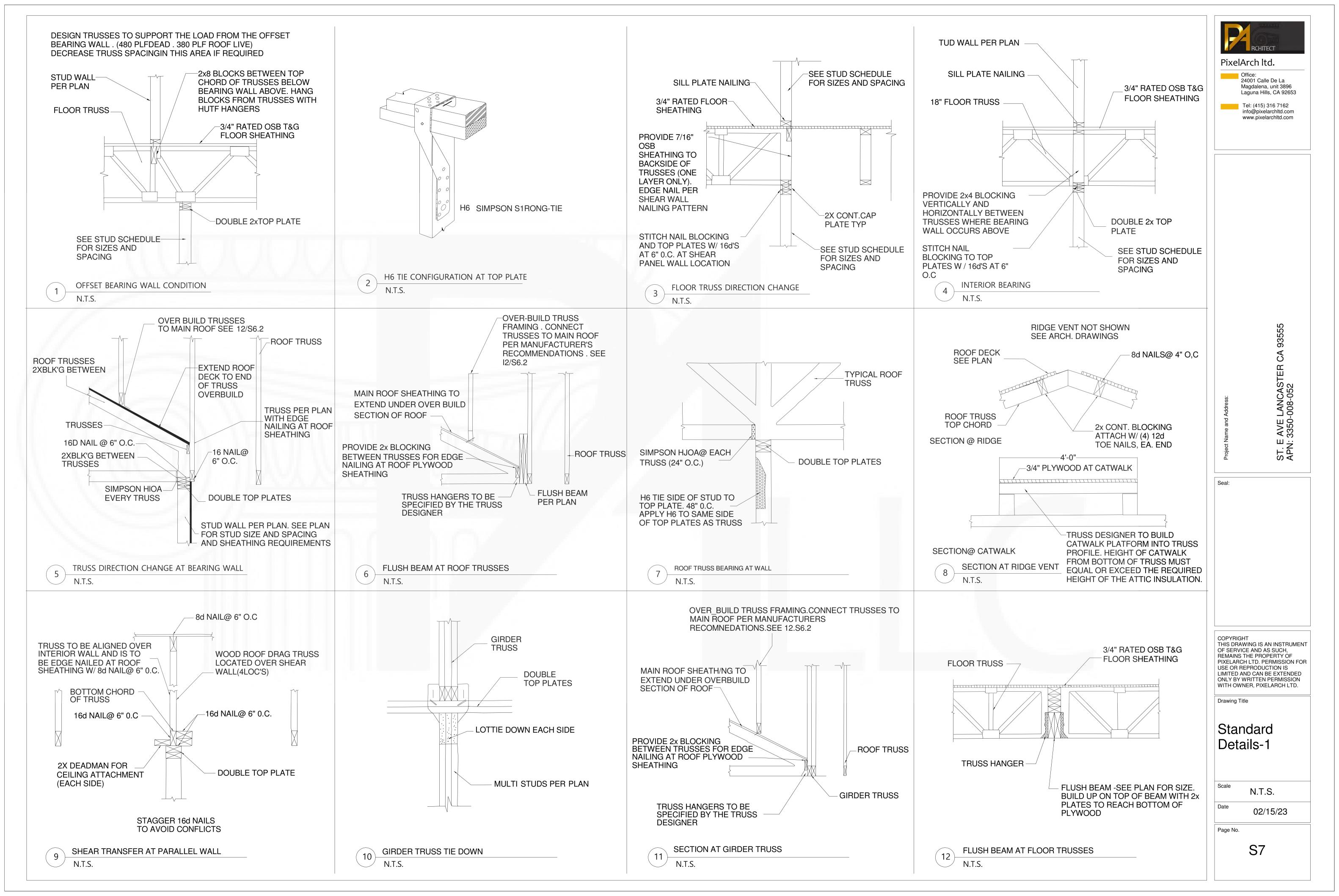
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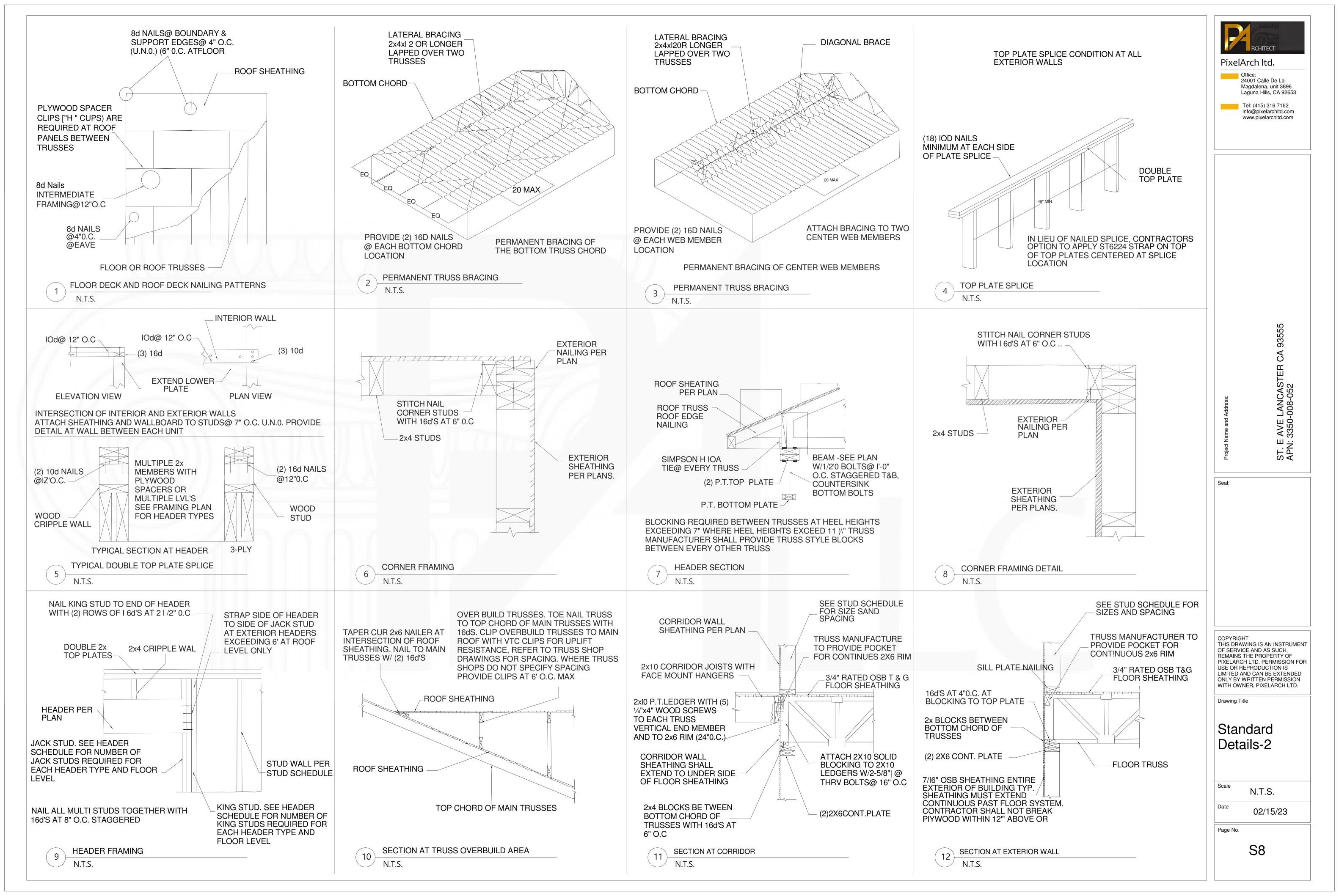
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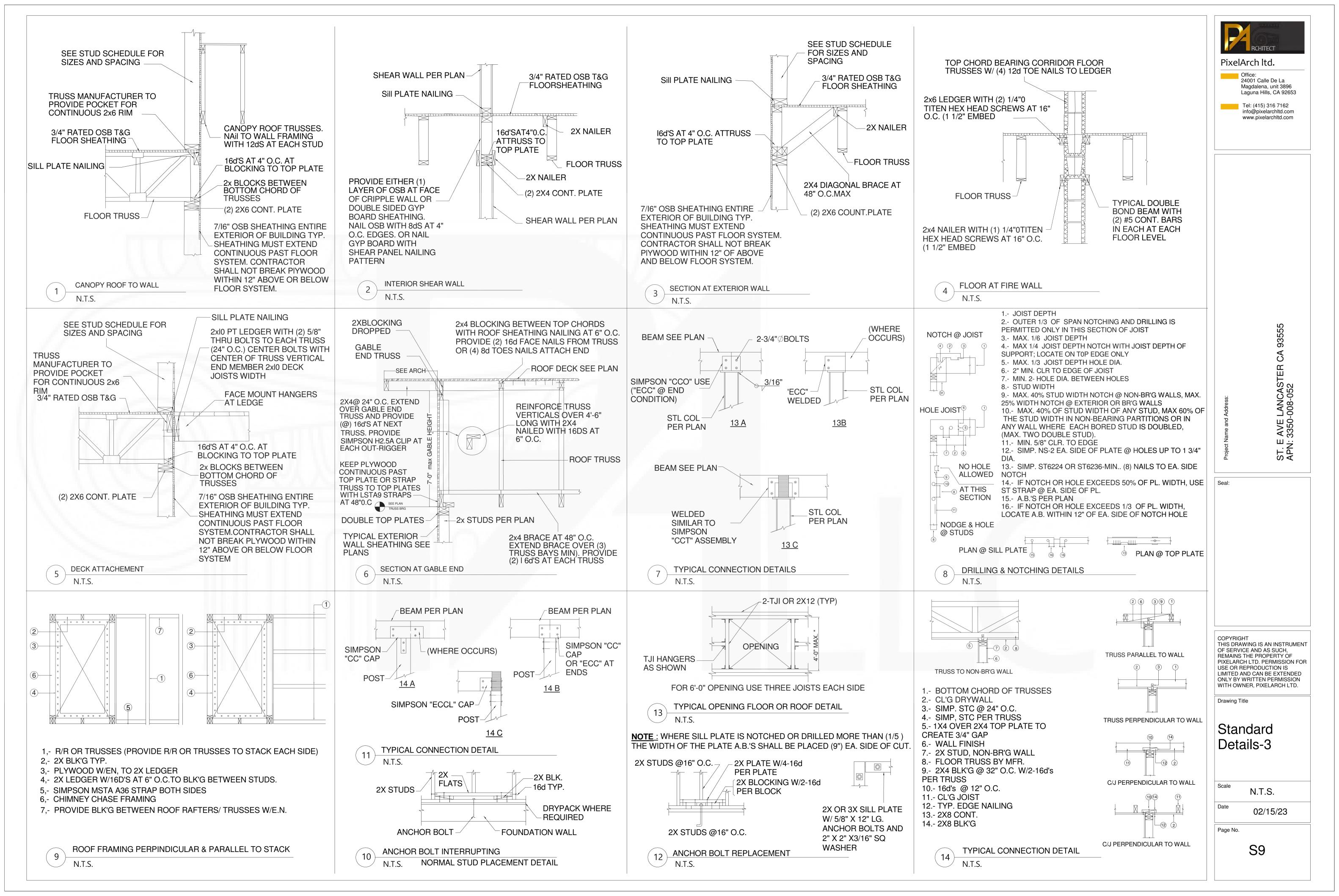
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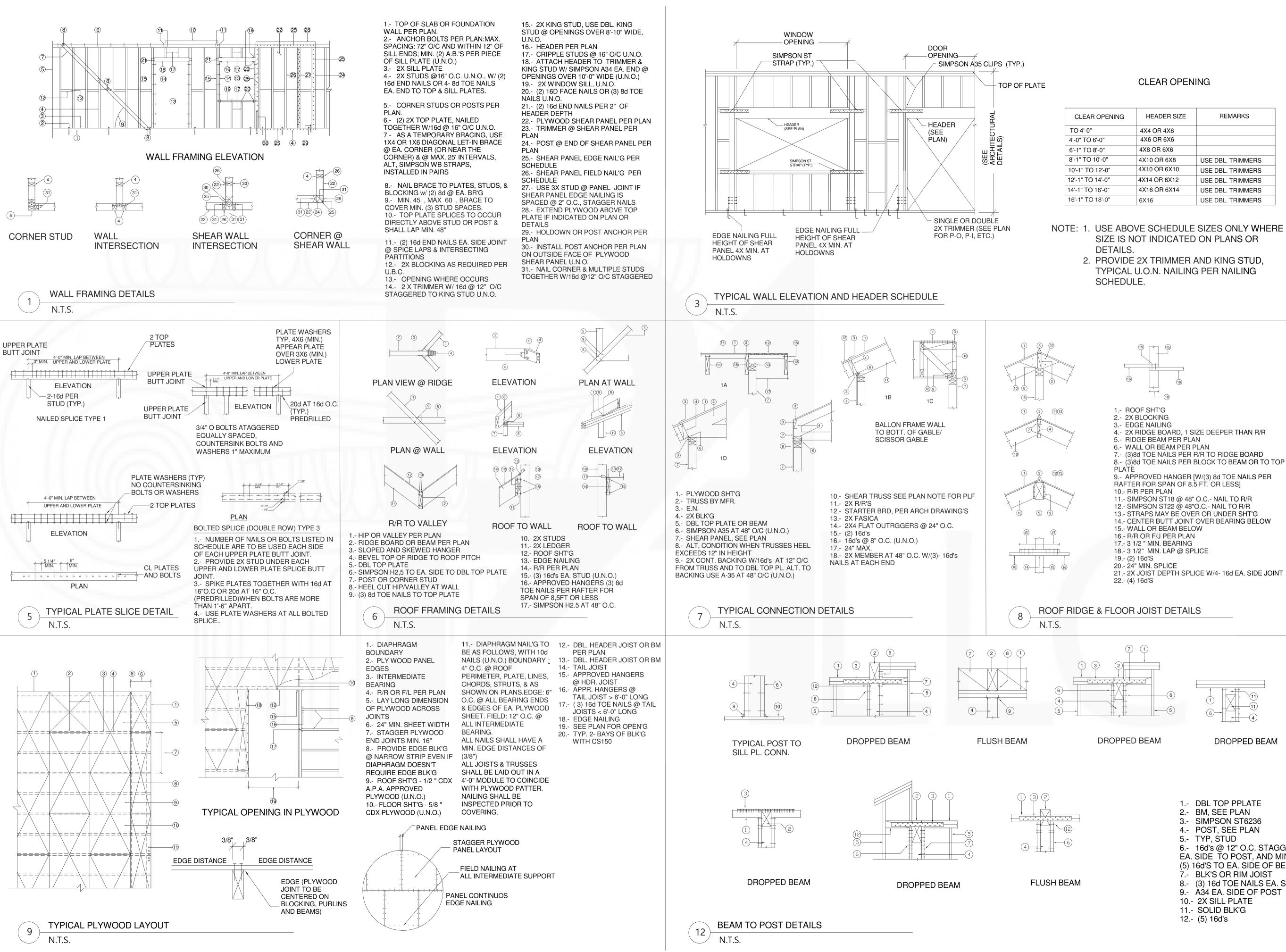
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CLEAR OPENING

CLEAR OPENING	HEADER SIZE	REMARKS
TO 4'-0"	4X4 OR 4X6	
4'-0" TO 6'-0"	4X6 OR 6X6	
6'-1" TO 8'-0"	4X8 OR 6X6	
8'-1" TO 10'-0"	4X10 OR 6X8	USE DBL. TRIMMERS
10'-1" TO 12'-0"	4X10 OR 6X10	USE DBL. TRIMMERS
12'-1" TO 14'-0"	4X14 OR 6X12	USE DBL. TRIMMERS
14'-1" TO 16'-0"	4X16 OR 6X14	USE DBL. TRIMMERS
16'-1" TO 18'-0"	6X16	USE DBL. TRIMMERS

NOTE: 1. USE ABOVE SCHEDULE SIZES ONLY WHERE SIZE IS NOT INDICATED ON PLANS OR

> 2. PROVIDE 2X TRIMMER AND KING STUD. TYPICAL U.O.N. NAILING PER NAILING SCHEDULE.

RAFTER FOR SPAN OF 8.5 FT. OR LESS] 10.- R/R PER PLAN 11.- SIMPSON ST18 @ 48" O.C.- NAIL TO R/R 12.- SIMPSON ST22 @ 48"O.C.- NAIL TO R/R 13.- STRAPS MAY BE OVER OR UNDER SHT'G 14.- CENTER BUTT JOINT OVER BEARING BELOW

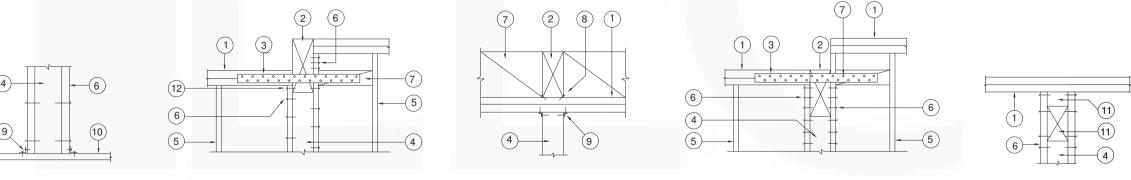
15.- WALL OR BEAM BELOW 16.- R/R OR F/J PER PLAN 17.- 3 1/2 " MIN. BEARING

18.- 3 1/2" MIN. LAP @ SPLICE 19.- (2) 16d'S

20.- 24" MIN. SPLICE

21.- 2X JOIST DEPTH SPLICE W/4- 16d EA. SIDE JOINT 22.- (4) 16d'S

ROOF RIDGE & FLOOR JOIST DETAILS



DROPPED BEAM

DROPPED BEAM

1.- DBL TOP PPLATE

2.- BM, SEE PLAN

3.- SIMPSON ST6236

4.- POST, SEE PLAN

6.- 16d's @ 12" O.C. STAGG,

EA. SIDE TO POST, AND MIN.

7.- BLK'S OR RIM JOIST

(5) 16d'S TO EA. SIDE OF BEAM

8.- (3) 16d TOE NAILS EA. SIDE

5.- TYP, STUD

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Standard Details-4

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Scale N.T.S.

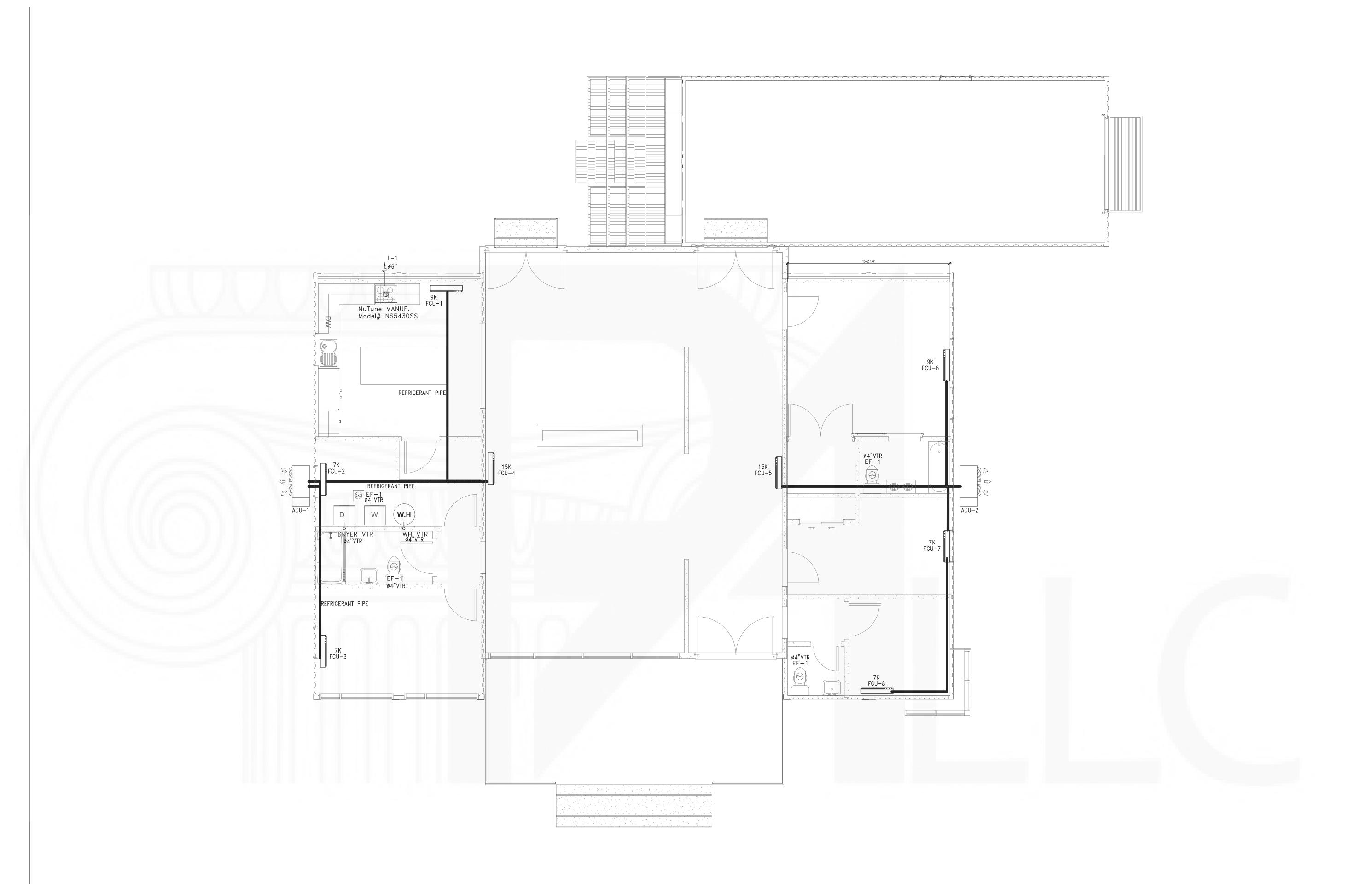
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S10

11.- SOLID BLK'G 12.- (5) 16d's

9.- A34 EA. SIDE OF POST 10.- 2X SILL PLATE







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Drawing

MECHANICAL PLAN

NTC

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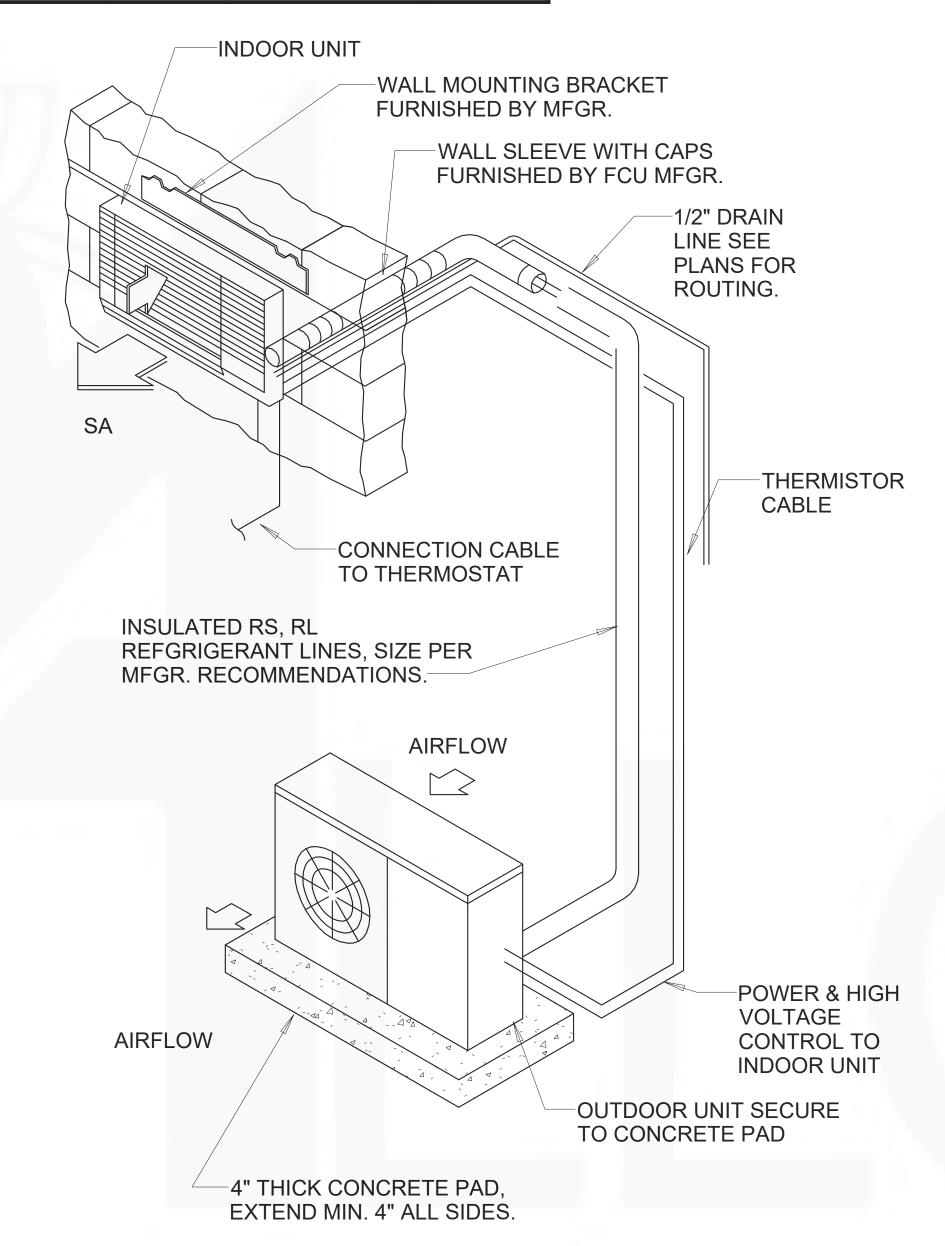
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	Exhaust	t Ultra-Silent Humidity-S	Sensing Ventilation	on Fan sc	hedule		
TAG NUMBER	AREA SERVED	MANUFATURER/MODEL	AIR DIRECTION	WATTS	AMPS	VOLTAGE / HZ	CFM
EF-1	SEE PLAN	PANASONIC / FV-0511VQCL1	EXHAUST	5.90	0.27	120/60	80
REMARKS:							
1. DISCONNECT	SWITCH/STARTER						
2. PROVIDE MA	NUFACTURER VIBRATI	ON ISOLATION KIT					
3. BACKDRAFT	DAMPER						
4. EQUIVALENT	Γ MODEL OR EQUAL						

	OUTD	OOR DUCTLESS U	NIT SCHEDULE			
	MANUFACTURER/ MODEL	RATED COOLING(BTU/H)	RATED HEATING (BTU/H)	MCA	BREAKER SIZE	VOLT/ PHASE / HZ
ACU-1	4MXS36RMVJU	36000	36000	23.9	25	208/230 , 1-PH , 60
ACU-2	4MXS36RMVJU	36000	36000	23.9	25	208/230 , 1-PH , 60

I	NDOOR DUCTLESS	UNIT SCHEDULE		
NAME MARK	OUTDOOR UNIT	MANUFACTURER/ MODEL	COOLING CAPACITY (BTU/H)	HEATING CAPACITY (BTU/H)
FCU-1	ACU-1	FTXS09LVJU	9000	9000
FCU-2	ACU-1	CTXS07LVJU	7000	7000
FCU-3	ACU-1	CTXS07LVJU	7000	7000
FCU-4	ACU-1	FTXS15LVJU	15000	15000
FCU-5		FTXS15LVJU	15000	15000
FCU-6	ACU-2	FTXS09LVJU	9000	9000
FCU-7	ACU-2	CTXS07LVJU	7000	7000
FCU-8	ACU-2	CTXS07LVJU	7000	7000

LOUV	ER SCHEDULE	Ξ	-	
TAG	TYPE	CFM	PR. DROP W.G.	MANUFACTURER MODEL
L-1	INTAKE AIR	110	0.03	RUSKIN ELF6375DX



DUCTLESS SPLIT SYSTEM DETAIL







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Revision N	otes:	
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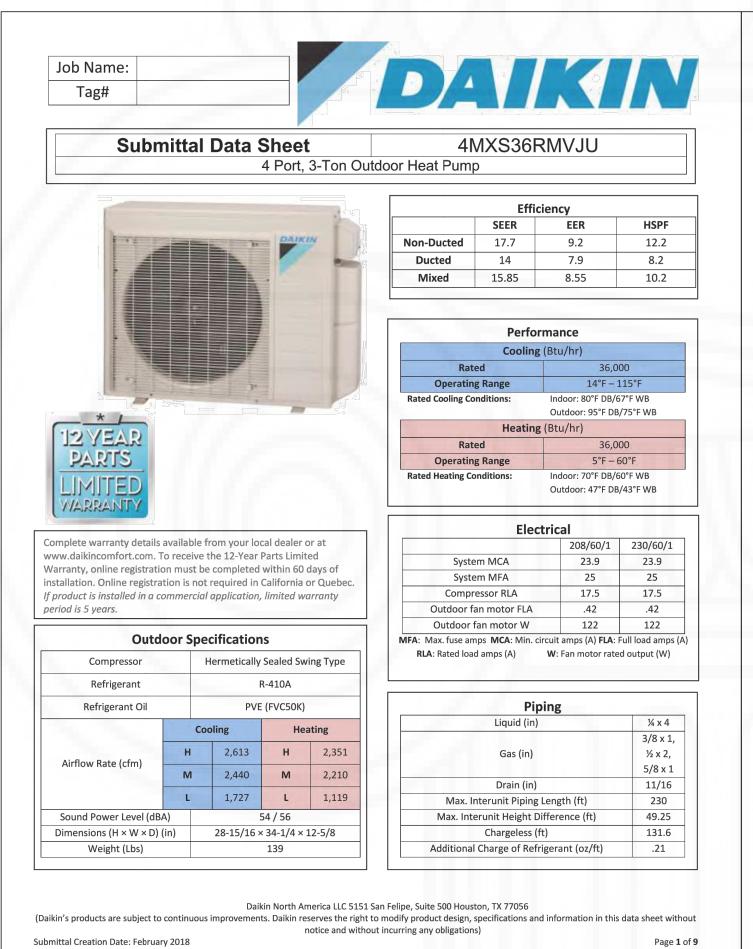
MECHANICAL SCHEDULES

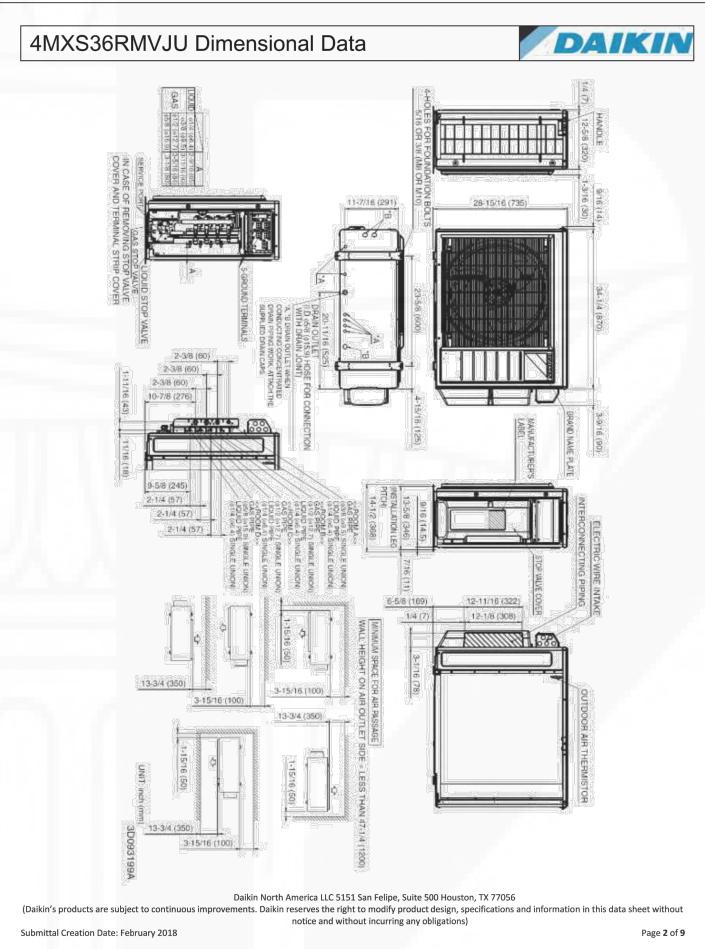
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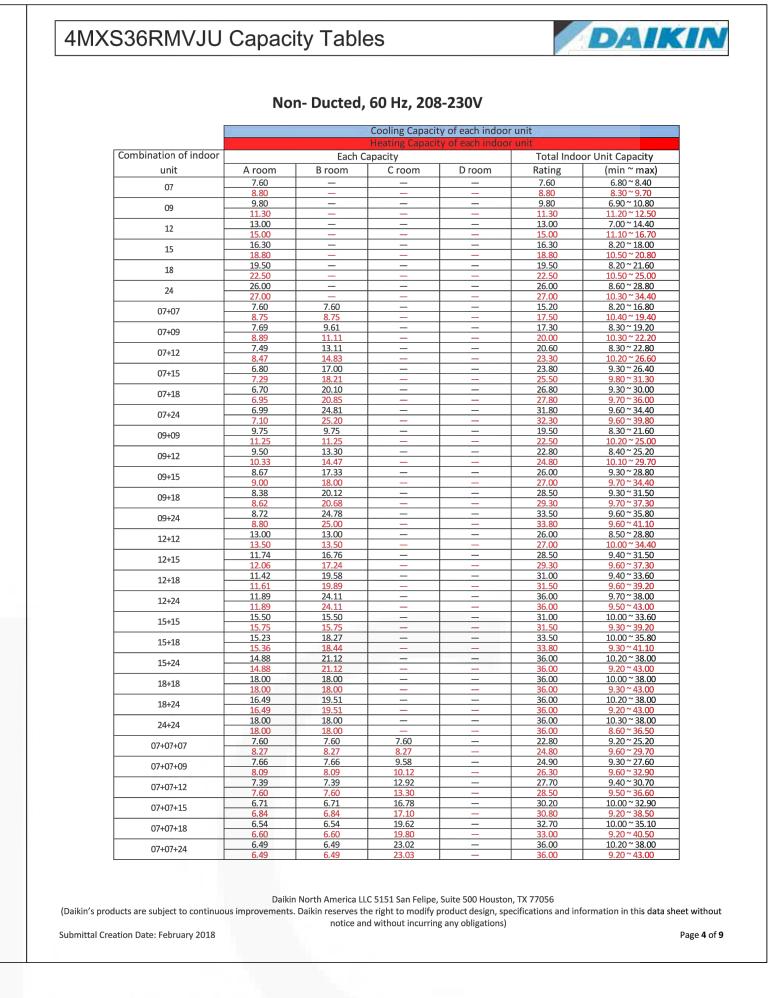
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M2.0





Option	al Accessori	es DAIKIN
Included	Part Number	Description
Illeladea	DACA-WB-3	Mounting Bracket
	KEH063A4E	Drain Pan Heater 2/3/4MXS & 2/3MXL
	KPW063A4	Air Adjustment Grille
	KKG063A42	Back protection wire net
	KKG063A43	Side protection wire net
	KPS063A41	Snow hood (intake side plate)
	KPS063A44	Snow hood (intake rear plate)
	KPS063A47	Snow hood (untake rear place)
		Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056
(Daikin's produc	cts are subject to continuous im	provements. Daikin reserves the right to modify product design, specifications and information in this data sheet without
		notice and without incurring any obligations)
supmittal Creati	on Date: February 2018	Page 3 of 9



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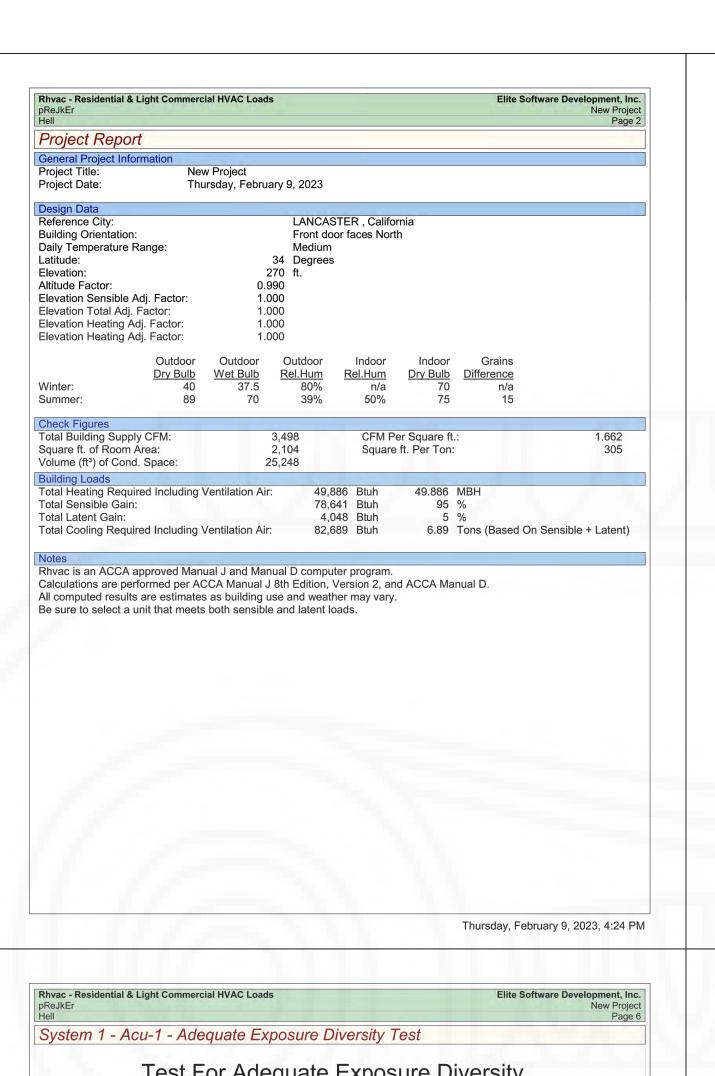
MECHANICAL SCHEDULES

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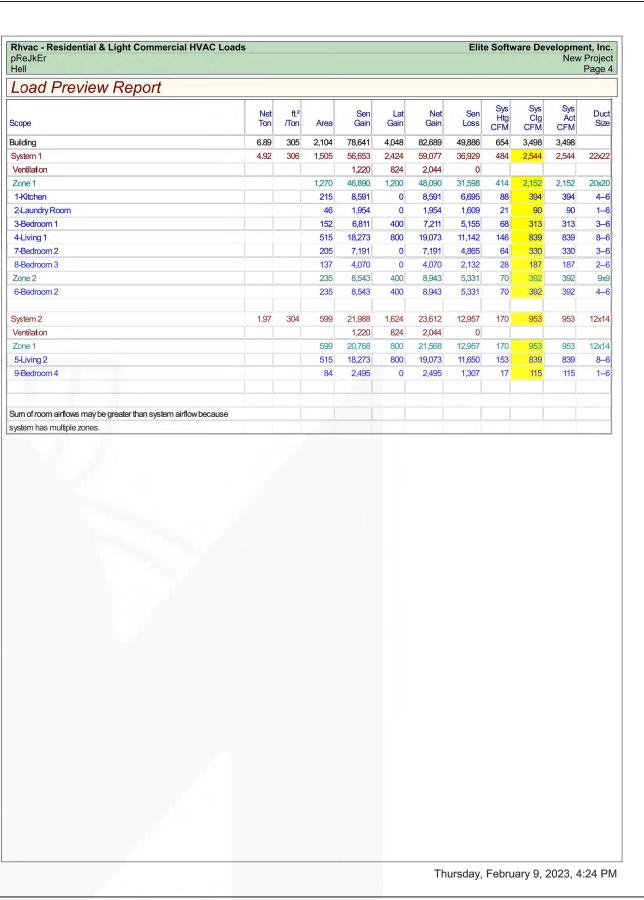
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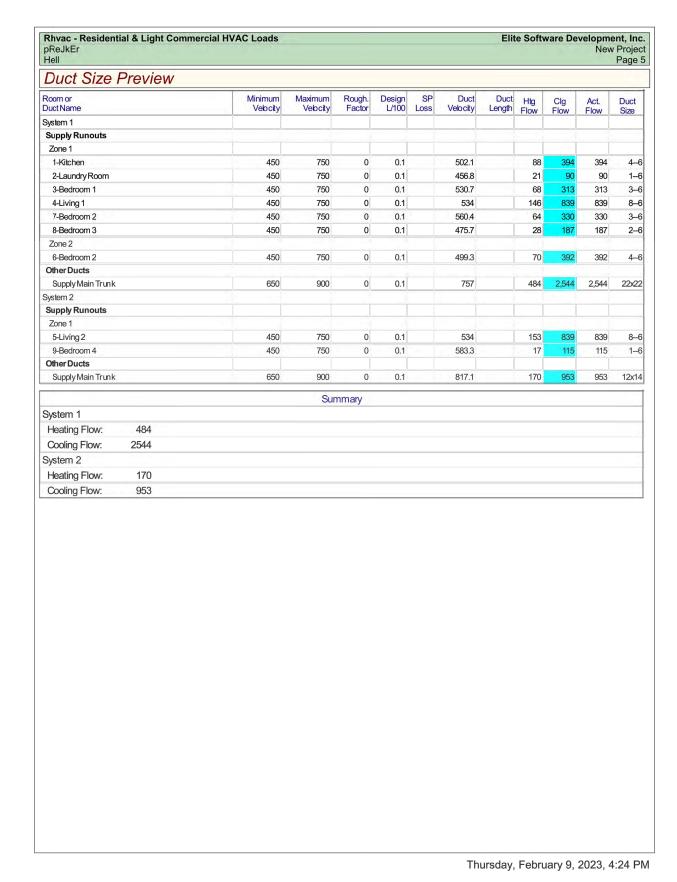
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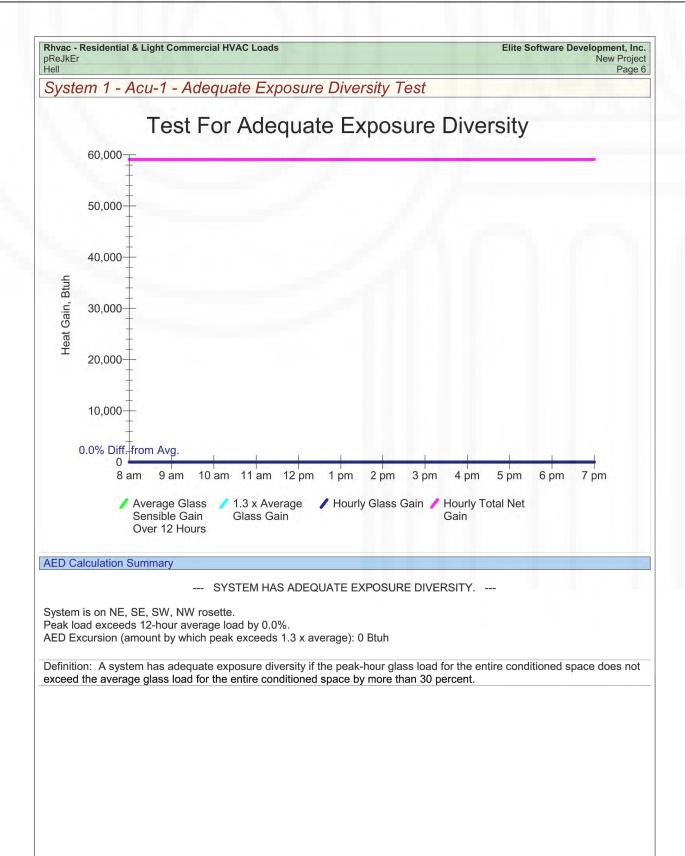
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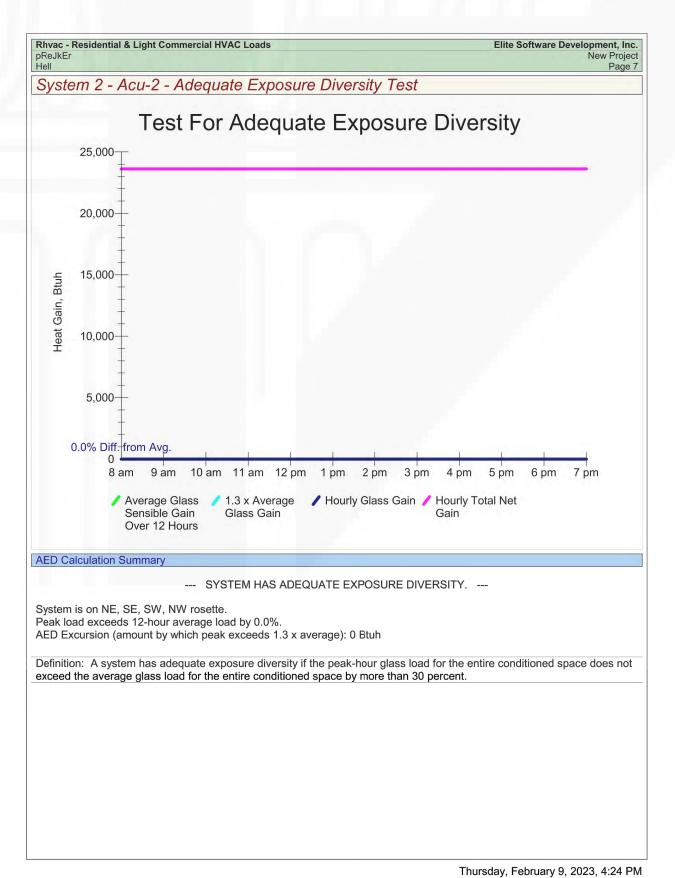
Use Schedule: Y Roughness Factor: 0.003 Pressure Drop: 0.10 Minimum Velocity: 6	es 'es	Outdoor Wet Bulb 37.5 70 Outdoor Wet Bulb 37.5 70	Outdoor Rel.Hum 80% 39% Outdoor Rel.Hum 80% 39% Runouts Yes Yes 0.01000 0.1000 in.wg. 450 ft./min 750 ft./min 0 in. 0 in.		Indoor Dry Bulb 70 75 Indoor Dry Bulb 70 75	Difference n
Input Data Winter: Summer: System 2 Acu-2 Input Data Winter: Summer: Duct Sizing Inputs Calculate: Use Schedule: Roughness Factor: Pressure Drop: Minimum Velocity: Maximum Velocity: Maximum Height: Maximum Height: Outside Air Data	Outdoor Dry Bulb 40 89 Outdoor Dry Bulb 40 89 Ink res 600 100 in.wg./10 150 ft./min 100 ft./min 0 in. 0 in.	Wet Bulb 37.5 70 Outdoor Wet Bulb 37.5 70	Rel.Hum 80% 39% Outdoor Rel.Hum 80% 39% Runouts Yes Yes 0.01000 0.1000 in.wg. 450 ft./min 750 ft./min 0 in.	Rel.Hum n/a 50% Indoor Rel.Hum n/a 50%	Dry Bulb 70 75 Indoor Dry Bulb 70	Difference n 15.2 Grain Difference n
Winter: Summer: System 2 Acu-2 Input Data Winter: Summer: Duct Sizing Inputs Calculate: Use Schedule: Roughness Factor: Pressure Drop: Minimum Velocity: Maximum Velocity: Maximum Height: Maximum Height: Outside Air Data	40 89 Outdoor Dry Bulb 40 89 Sink res res 600 100 in.wg./10 150 ft./min 100 ft./min 0 in. 0 in.	37.5 70 Outdoor Wet Bulb 37.5 70	80% 39% Outdoor Rel.Hum 80% 39% Runouts Yes Yes 0.01000 0.1000 in.wg./ 450 ft./min 750 ft./min 0 in.	n/a 50% Indoor Rel.Hum n/a 50%	70 75 Indoor Dry Bulb 70	n/ 15.2 Grair Differenc n/
Summer: System 2 Acu-2 Input Data Winter: Summer: Duct Sizing Inputs Calculate: Use Schedule: Roughness Factor: Pressure Drop: Minimum Velocity: Maximum Velocity: Maximum Height: Maximum Height: Outside Air Data	Outdoor Dry Bulb 40 89 Ink 'es 'es 000 100 in.wg./10 150 ft./min 00 in. 0 in.	70 Outdoor Wet Bulb 37.5 70	39% Outdoor Rel.Hum 80% 39% Runouts Yes Yes 0.01000 0.1000 in.wg. 450 ft./min 750 ft./min 0 in.	50% Indoor Rel.Hum n/a 50%	75 Indoor Dry Bulb 70	15.2 Grair Difference
System 2 Acu-2 Input Data Winter: Summer: Duct Sizing Inputs Calculate: Use Schedule: Roughness Factor: Pressure Drop: Minimum Velocity: Maximum Velocity: Maximum Height: Maximum Height: Outside Air Data	Outdoor Dry Bulb 40 89 Ink res 600 000 in.wg./10 50 ft./min 00 in. 0 in.	Outdoor Wet Bulb 37.5 70	Outdoor Rel.Hum 80% 39% Runouts Yes Yes 0.01000 0.1000 in.wg. 450 ft./min 750 ft./min 0 in.	Indoor Rel.Hum n/a 50%	Indoor Dry Bulb 70	Grair Differenc n/
Input Data Winter: Summer: Duct Sizing Inputs Calculate: Use Schedule: Roughness Factor: Pressure Drop: Minimum Velocity: Maximum Velocity: Maximum Height: Maximum Height: Outside Air Data	Ory Bulb 40 89 89 89 89 89 89 89 89 89 89 89 89 89	Wet Bulb 37.5 70	Rel.Hum 80% 39% Runouts Yes Yes 0.01000 0.1000 in.wg./ 450 ft./min 750 ft./min 0 in.	Rel.Hum n/a 50%	Dry Bulb 70	Grair Difference n/ 15.2
Winter: Summer: Duct Sizing Inputs Calculate: Use Schedule: Roughness Factor: Pressure Drop: Minimum Velocity: Maximum Velocity: Maximum Height: Maximum Height: Outside Air Data	40 89 ink res res 600 100 in.wg./10 150 ft./min 100 ft./min 0 in. 0 in.	37.5 70	80% 39% Runouts Yes Yes 0.01000 0.1000 in.wg./ 450 ft./min 750 ft./min 0 in.	n/a 50% /100 ft.	70	n/
Summer: Duct Sizing Inputs Calculate: Use Schedule: Roughness Factor: Pressure Drop: Minimum Velocity: Maximum Velocity: Minimum Height: Maximum Height: Outside Air Data	89 ink /es /es /00 in.wg./10 is0 in.wg./10 in. o in. 0 in.	70	Runouts Yes Yes 0.01000 0.1000 in.wg./ 450 ft./min 750 ft./min 0 in.	50% /100 ft.		
Duct Sizing Inputs Main Truct Calculate: Y Use Schedule: Y Roughness Factor: 0.003 Pressure Drop: 0.10 Minimum Velocity: 6 Maximum Velocity: 9 Minimum Height: Maximum Height: Outside Air Data	rink fes fes 600 100 in.wg./10 50 ft./min 100 ft./min 0 in. 0 in.		Runouts Yes Yes 0.01000 0.1000 in.wg. 450 ft./min 750 ft./min 0 in.	/100 ft.	/5	15.2
Calculate: Use Schedule: Roughness Factor: Pressure Drop: Minimum Velocity: Maximum Velocity: Minimum Height: Maximum Height: Outside Air Data	Yes Yes 1000 1000 in.wg./10 150 ft./min 100 ft./min 100 in. 100 in.	0 ft.	Yes Yes 0.01000 0.1000 in.wg./ 450 ft./min 750 ft./min 0 in.			
Calculate: Y Use Schedule: Y Roughness Factor: 0.003 Pressure Drop: 0.10 Minimum Velocity: 6 Maximum Velocity: 9 Minimum Height: Maximum Height: Outside Air Data	Yes Yes 1000 1000 in.wg./10 150 ft./min 100 ft./min 100 in. 100 in.	0 ft.	Yes Yes 0.01000 0.1000 in.wg./ 450 ft./min 750 ft./min 0 in.			
Use Schedule: Y Roughness Factor: 0.003 Pressure Drop: 0.10 Minimum Velocity: 6 Maximum Velocity: 9 Minimum Height: Maximum Height: Outside Air Data	Yes 1000 1000 in.wg./10 150 ft./min 1000 ft./min 100 in. 100 in.	0 ft.	Yes 0.01000 0.1000 in.wg, 450 ft./min 750 ft./min 0 in.			
Roughness Factor: 0.003 Pressure Drop: 0.10 Minimum Velocity: 6 Maximum Velocity: 9 Minimum Height: Maximum Height: Outside Air Data	500 000 in.wg./10 550 ft./min 000 ft./min 0 in. 0 in.	0 ft.	0.01000 0.1000 in.wg. 450 ft./min 750 ft./min 0 in.			
Pressure Drop: 0.10 Minimum Velocity: 6 Maximum Velocity: 9 Minimum Height: Maximum Height: Outside Air Data	000 in.wg./10 950 ft./min 900 ft./min 0 in. 0 in.	0 ft.	0.1000 in.wg./ 450 ft./min 750 ft./min 0 in.			
Minimum Velocity: 6 Maximum Velocity: 9 Minimum Height: Maximum Height: Outside Air Data	550 ft./min 100 ft./min 0 in. 0 in.	o it.	450 ft./min 750 ft./min 0 in.			
Maximum Velocity: 9 Minimum Height: Maximum Height: Outside Air Data	000 ft./min 0 in. 0 in.		750 ft./min 0 in.			
Minimum Height: Maximum Height: Outside Air Data	0 in. 0 in.		0 in.			
Maximum Height: Outside Air Data	0 in.					
Outside Air Data						
1. Company of the com	Winter					
Infiltration Specified:			Summer			
	0.310 130	AC/hr CFM	0.160 67			
Infiltration Actual:	0.310	AC/hr	0.000	AC/hr		
Above Grade Volume:	X 25,248		X 25,248			
		Cu.ft./hr		Cu.ft./hr		
	X 0.0167		X 0.0167			
Total Building Infiltration:		CFM	_	CFM		
Total Building Ventilation:	0	CFM	160	CFM		
	n Multiplier: oss Multiplier .310 AC/hr (9	10.30 : 32.68 3 CFM), Cons	= (1.10 X 0.990 = (0.68 X 0.990 = (1.10 X 0.990 truction: Semi-Tig	X 15.29 Grains X 30.00 Winter ht	Difference)	,
Summer Infiltration Specified: 0.	.160 AC/hr (4	8 CFM), Cons	truction: Semi-Tig	ht		
System 2						
	n Multiplier: oss Multiplier .310 AC/hr (3	10.30 : 32.68 7 CFM), Cons	= (1.10 X 0.990 = (0.68 X 0.990 = (1.10 X 0.990 truction: Semi-Tig truction: Semi-Tig	X 15.29 Grains X 30.00 Winter ht	Difference)	,



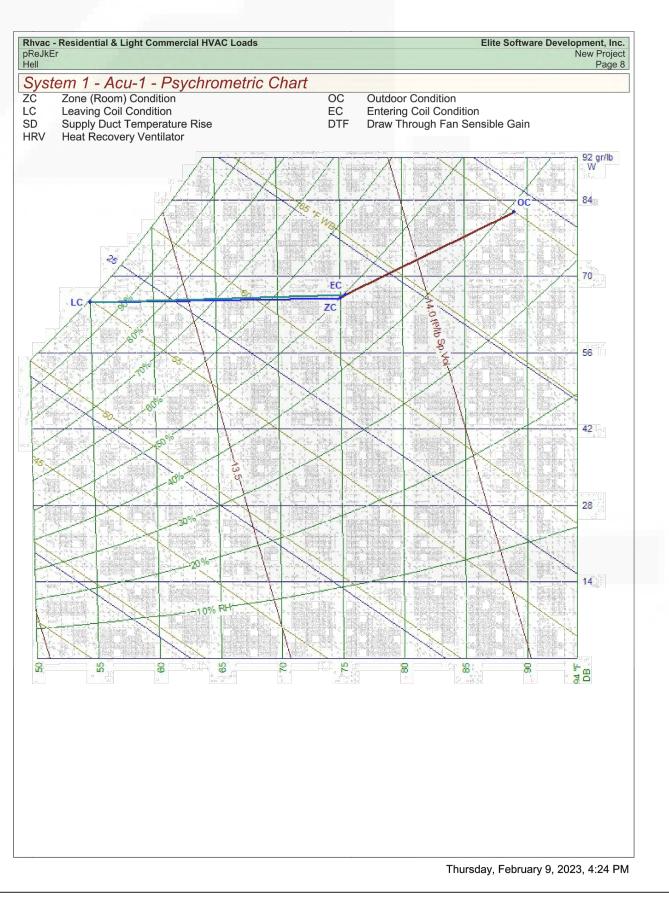


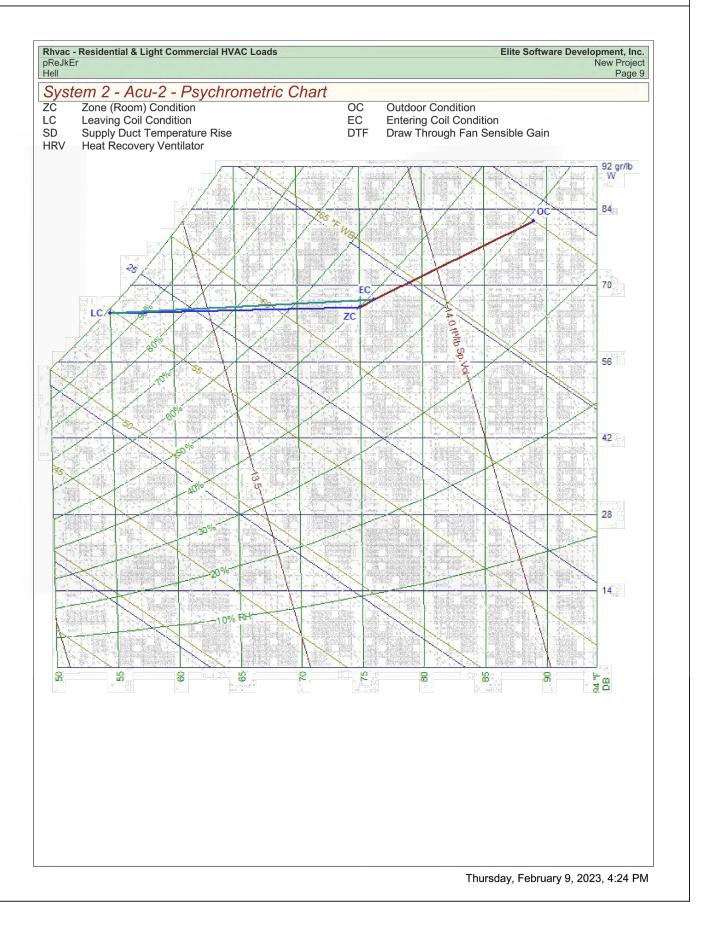


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MECHANICAL CALCULATION

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M4.0

	ELECTRICAL LEGEND
SYMBOL	DESCRIPTION
\$	SINGLE POLE SWITCH AND BOX, WALL MOUNTED +44" AFF. LOWER CASE LETTER INDICATES CIRCUIT CONTROLLED BY SWITCH. WALL MOUNTED DIMMER SWITCH, 0-10V DIMMING WITH ON-OFF
<u> </u>	WALL MOUNTED DIMMER SWITCH, U-10V DIMMING WITH ON-OFF SWITCH. WALL MOUNTED 2 WAY ON, CENTER OFF LOW VOLTAGE SWITCH
\$LV	FOR LCP CONTROLLER LIGHTS. RECEPTACLE, DUPLEX 20A, 120V GRD, NEMA 5-20R +18"AFF
\Leftrightarrow	U.O.N.(WP=WEATHERPROOF, GFCI=GROUND FAULT CIRCUIT INTERRUPTER)
D	DEDICATE RECEPTACLE, DUPLEX 20A, 120V GRD, NEMA 5-20R +18"AFF U.O.N. (WP=WEATHERPROOF, GFI=GROUND FAULT CIRCUIT INTERRUPTER)
USB	USB RECEPTACLE, DUPLEX 20A, 120V GRD, NEMA 5—20R +42"AFF U.O.N.
Ф	RECEPTACLE, SINGLE, 20A, 120V GRD, NEMA 5—20R +18"AFF UON.
\bigoplus	RECEPTACLE, DOUBLE DUPLEX (2) 20A, 120V, GRD — NEMA (2) 5—20R +18"AFF U.O.N.
	RECEPTACLE DUPLEX 20A, 120V GRD NEMA 5—20R FLOOR MOUNTED.
	RECEPTACLE DOUBLE DUPLEX (2) 20A, 120V GRD, NEMA 5-20R UON. FLOOR MOUNTED.
V	2 PORT VOICE/ DATA OUTLET, WALL MOUNT +18" AFF PROVIDE RING & STRING TO PULL CABLES THRU HOLLOW WALL. VOICE/ DATA WIRING BY TELECOM SYSTEM INSTALLER.
TV	TV OUTLET, WALL MOUNT +60" AFF PROVIDE RING & STRING TO PULL CABLES THRU HOLLOW WALL.
	COMBINATION 4-PLEX RECEPTACLE, NEMA 5-20R DOUBLE DUPLEX (1 DUPLEX AUTO CONTROLLED BY OCCUPANCY SENSOR PER T24, (1) DUPLEX UNCONTROLLED), & TYPE 6 VOICE/DATA OUTLET, FLOOR MOUNTED. PROVIDE MIN. 3/4" TEL/DATA CONDUIT WITH PULL WIRES.
P	4-PLEX RECEPTACLE, NEMA 5-20R DOUBLE DUPLEX (1 DUPLEX AUTO CONTROLLED BY OCCUPANCY SENSOR PER T24, (1) DUPLEX UNCONTROLLED), +18"AFF, U.O.N. SEE NOTE 2.
P	DUPLEX RECEPTACLE, NEMA 5—20R OCCUPANCY SENSOR CONTROLLED, +18"AFF. SEE NOTE 2.
GFCI	GFCI DUPLEX RECEPTACLE ABOVE COUNTER LEVEL, NEMA 5—20R.
GFCI	SENSOR CONTROLLED, NEMA 5-20R.
	SPECIAL PURPOSE CONNECTION FOR ELECTRICAL EQUIPMENT. VERIFY CONNECTION TYPE AND WIRING REQUIREMENTS PRIOR TO ROUGH—IN.
₽ ^{EP}	CLASS 1, DIVISION 1 RATED EXPLOSION—PROOF OUTLET. SEE ADDITIONAL NOTES ON SHEET E3.1.
\bigoplus	RECEPTACLE, 120V/240V, 3PH, 4W, GRD, RATING AS INDICATED IN PLANS.
P	RECEPTACLE 20A, 480V, 3PH, 4W, GRD, NEMA L22-20R, +18"AFF UON.
<u> </u>	DUPLEX RECEPTACLE 20A, 120V, GND (5—20R U.O.N), SUSPENDED BY TYPE S.O. CORD WITH GRIPS AT EACH END.
\	DOUBLE DUPLEX RECEPTACLE 20A, 120V, GND (5-20R U.O.N), SUSPENDED BY TYPE S.O. CORD WITH GRIPS AT EACH END.
	TWIST-LOCK RECEPTACLE 20, 250V, SINGLE PHASE (L6-20R U.O.N), SUSPENDED BY TYPE S.O. CORD WITH GRIPS AT EACH END.
(S)	OCCUPANCY SENSOR LOW VOLTAGE CEILING MOUNTED FOR ROOM CONTROLLER.
<u>©</u>	OCCUPANCY SENSOR LOW VOLTAGE WALL MOUNTED FOR ROOM CONTROLLER.
<u>(j)</u>	CEILING MOUNTED DAYLIGHT SENSOR. JUNCTION BOX CEILING MOUNTED, SIZE TO CODE, TAPE AND TAG
<u>J</u>	WIRES. JUNCTION BOX WALL MOUNTED, SIZE TO CODE, TAPE AND TAG
<u> </u>	WIRES. ELECTRICAL PANELBOARD,
	SURFACE OR FLUSH MOUNTED (277/480V). ELECTRICAL PANELBOARD,
	SURFACE OR FLUSH MOUNTED (120/208V). SPECIAL PURPOSE ELECTRICAL PANELBOARD, SURFACE OR FLUSH
	MOUNTED.
	TRANSFORMER - DRY TYPE.
	FUSED DISCONNECT SWITCH WITH DUAL ELEMENT FUSES. SWITCH AND FUSES RATING PER NAMEPLATE OF SERVED UNIT.
	NON-FUSED DISCONNECT SWITCH, RATING PER NAMEPLATE OF SERVED UNIT.
	MAGNETIC MOTOR STARTER, NEMA RATING AS REQUIRED PER SERVED UNIT.
M	MOTOR OUTLET AND FLEX CONNECTION TO MOTOR.
P	WALL MOUNTED JUNCTION BOX FOR PRE—WIRED FURNITURE POWER SYSTEM CONNECTION. PROVIDE POWER WHIP WITH TERMINATION PLUG TO MATCH FURNITURE SYSTEM CONNECTOR. LOCATE BOX AS LOW AS POSSIBLE. FIELD COORDINATE FINAL LOCATION.
C	COMBINATION TELEPHONE AND DATA OUTLET, WALL MOUNTED AS LOW AS POSSIBLE FOR FLEXIBLE CONNECTION TO FURNITURE SYSTEM.
C(P)	FLOOR MOUNTED FURNITURE FEEDS W/POWER & TELE/DATA PORT CAPACITY FOR ELECTRIFIED DESKS PER CLIENT'S REQUIREMENTS.
CP	POWER POLES W/POWER & TELE/DATA PORT CAPACITY FOR ELECTRIFIED DESKS PER CLIENT'S REQUIREMENTS.
•	LEGEND NOTES: 1. MOUNTING HEIGHT INDICATED ARE AFF TO CENTER OF PLATE. INCASE OF CONFLICT, GENERAL NOTES 41 & 42 SHALL PREVAIL. 2. NOT ALL SYMBOLS AND ABBREVIATIONS ARE NECESSARILY USED

GENERAL NOTES

- 1. WORKMANSHIP SHALL BE OF THE HIGHEST ORDER, PER NEC ARTICLE 110-12. ANY DEFECTIVE OR DAMAGED EQUIPMENT SHALL BE REPLACED OR REPAIRED IN A MANNER MEETING WITH THE APPROVAL OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH NECA STANDARDS OF INSTALLATION. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.
- 2. ELECTRICAL PLANS ARE DIAGRAMMATIC ONLY. ALL CONDUIT SHALL BE ROUTED CONCEALED UNLESS NOTED ON PLAN OR APPROVED BY THE ARCHITECT AND/OR ENGINEER. ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE ELECTRICAL CONTRACTOR, UON, AND SHALL BE COORDINATED WITH OTHER TRADES. DO NOT SCALE THE FLECTRICAL PLANS FOR LOCATIONS OF ANY FLECTRICAL ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL EQUIPMENT, ITEMS OR
- 3. THE ELECTRICAL PLANS SHOW CONCEPTUAL UNDERGROUND CONDUIT ROUTING FOR CLARITY ONLY. THE CONTRACTOR HAS THE OPTION TO INSTALL UNDERGROUND CONDUIT IN A MANNER ALLOWING THE SHORTEST POSSIBLE CONDUIT LENGTH.
- 4. ALL EXISTING ELECTRICAL INFORMATION, POWER AND SIGNALS, SHOWN HEREIN HAS BEEN COMPILED FROM PREVIOUS 'AS-BUILT' CONSTRUCTION DOCUMENTS AND/OR INFORMATION PROVIDED BY THE OWNER'S FACILITIES PERSONNEL IT HAS NOT NECESSARII Y BEEN PHYSICALLY FIELD VERIFIED BY THIS ENGINEER USE AND APPLICATION OF THIS INFORMATION SHALL BE CONFINED TO THE PROJECT FOR WHICH IT IS INTENDED.
- 5. ALL EQUIPMENT SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL (U.L., C.S.A., ETC.) AS REQUIRED BY NEC ARTICLE 110-2 AND 110-3, PROVIDE EVIDENCE OF COMPLIANCE WITH THIS REQUIREMENT WITH EQUIPMENT SUBMITTALS. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ISSUING PURCHASE ORDERS IF EQUIPMENT PROPOSED IS NOT COMPLIANT WITH THIS REQUIREMENT. WHERE FIELD CERTIFIED PRODUCTS MAY BE REQUIRED FOR FIELD ASSEMBLED COMPONENTS, PROVIDE CERTIFIED REPORT BY AN APPROVED TESTING AGENCY ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION. ALL TESTING FEES SHALL BE INCLUDED IN ELECTRICAL CONTRACTOR'S BID.
- 6. WORKING CLEARANCES ABOUT ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF NEC ARTICLE 110 AND ARTICLE 408.18. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORKING CLEARANCES FOR EQUIPMENT INSTALLED AS PART OF THIS CONTRACT.
- 7. THE ELECTRICAL CONTRACTOR SHALL PERFORM ANY AND ALL TRENCHING, EXCAVATION AND BACKFILLING AND FURNISH ALL NECESSARY SCAFFOLDING. STAGING, RIGGING AND HOISTING REQUIRED FOR THE INSTALLATION OF HIS WORK. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 8. ALL EQUIPMENT/MATERIALS REMOVED SHALL BECOME PROPERTY OF THE OWNER.
- 9. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL CEILING MOUNTED LIGHTING FIXTURES. THE ELECTRICAL CONTRACTOR SHALL WITH THE CEILING SYSTEM AND SPACE WHICH THEY ARE INTENDED TO BE INSTALLED TO. LIGHTING FIXTURE MOUNTING SUPPORT AND LOCATIONS SHALL BE PER NEC ARTICLE 410 REQUIREMENTS.
- 10. COORDINATE ELECTRICAL PANEL AND TERMINAL CABINET LOCATIONS AND ROUTING OF UNDERGROUND CONDUITS WITH FRAMING CONTRACTOR PRIOR TO BEGINNING ANY ROUGH-IN WORK FOR THIS EQUIPMENT.
- 1. MOTOR DISCONNECT SWITCHES SHALL COMPLY WITH NEC ARTICLES 430 AND 440. ALL CONNECTIONS FROM DISCONNECT SWITCHES TO HVAC UNITS SHALL BE MADE WITH COPPER CONDUCTORS. ALL DISCONNECT SWITCH DEVICES CONTROLLING MECHANICAL EQUIPMENT SHALL BE OF THE SIZE AND TYPE REQUIRED. FUSE ALL HVAC EQUIPMENT PER UNIT NAMEPLATE SPECIFICATIONS. FIELD VERIFY ALL.
- 12. PER CBC 714.3.2 EXCEPTIONS: ALL OUTLET BOXES IN FIRE RESISTIVE ASSEMBLIES SHALL BE CONSTRUCTED OF STEEL. MAXIMUM OF 16 SQUARE INCHES IN VOLUME AND BE SEPARATED BY A MINIMUM OF 24" HORIZONTALLY WHEN INSTALLED IN COMMON SPACE. ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH FIRE STOP MATERIALS OF AN APPROVED, LISTED FIRE STOP
- 13. PROVIDE 3/8" NYLON PULL ROPE OR PULL TAPE IN ALL NEW SPARE CONDUIT AND RACEWAY TO ALLOW FUTURE ADDITION OF CONDUCTORS.
- 14. PROVIDE ONE STANDARD (INDOOR) OR ONE WEATHERPROOF (OUTDOOR), 125-VOLT, GROUND FAULT CIRCUIT INTERRUPTING, SINGLE-PHASE. 20-AMPERE-RATED RECEPTACLE OUTLET AT AN ACCESSIBLE LOCATION. ON THE SAME LEVEL, WITHIN 25' OF ALL EXTERIOR MOUNTED HVAC EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE EQUIPMENT DISCONNECTING MEANS, PER NEC 210.63.
- 15. ALL FIXTURES, OUTLETS AND EQUIPMENT MOUNTED IN/ON THE BUILDING EXTERIOR SHALL BE UL APPROVED FOR WET LOCATION INSTALLATION. PARTIALLY PROTECTED FIXTURES, DEVICES AND EQUIPMENT SO MOUNTED SHALL BE UL APPROVED FOR DAMP LOCATION INSTALLATION. RECEPTACLES IN DAMP OR WET LOCATIONS SHALL MEET THE REQUIREMENTS OF NEC ARTICLE 406.8.
- 16. THE TELEPHONE SERVICE AND/OR TELEPHONE BACKBOARD SHALL BE INSTALLED AS REQUIRED. THE CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE COMPANY SO THAT THE ENTIRE SYSTEM IS INSTALLED IN ACCORDANCE WITH THE TELEPHONE COMPANY'S STANDARDS AND POLICIES.
- 17. ALL TELECOMMUNICATIONS RACEWAY AND CABLING TO BE INSTALLED PER NEC
- 18. ALL LIGHT SWITCHES MUST BE EFFECTIVELY GROUNDED PER NEC 380.9(b).

ARTICLE 800.

19. ALL BRANCH CIRCUITS SHALL BE IN METAL RACEWAYS, FLEXIBLE METAL RACEWAYS AND/OR TYPE MC CABLE CONTAINING AN INSULATED EQUIPMENT GROUNDING CONDUCTOR. ALL INSTALLED ELECTRICAL WIRING SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE SAFETY CODES.

PROVIDED WITH BLANK WALL PLATES.

- 20. PROVIDE DEDICATED NEUTRAL (GROUNDED) CONDUCTOR FOR ALL BRANCH CIRCUITS NO MULTI-WIRE BRANCH CIRCUITS ARE ALLOWED. 21. ALL WALL OUTLETS NOT PROVIDED WITH A DEVICE BY THIS CONTRACTOR SHALL BE
 - 22. THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE AN INSULATED GREEN COVERED GROUND WIRE SIZED PER NEC TABLE 250.122 OR AS SHOWN. CONNECT TO EACH DEVICE AND OUTLET BOX ON THE CIRCUIT AND TO THE PANELBOARD
 - 23. CONNECTION TO EQUIPMENT SHALL BE FLEXIBLE METAL CONDUIT EXCEPT IN WET OR DAMP LOCATIONS USE LIQUID-TIGHT FLEXIBLE METAL CONDUIT
 - 24. PROVIDE GROUNDING FOR SERVICE, ALL CONDUITS, MOTOR FRAMES, METAL CASINGS, RECEPTACLES, SYSTEM NEUTRAL, ETC. AND AS REQUIRED BY NEC AS MINIMUM. RESISTANCE TO GROUND SHALL NOT EXCEED 25 OHMS. CONTRACTOR SHALL SUBMIT GROUNDING TEST REPORT.
 - 25. ALL CONDUITS CROSSING EXPANSION JOINTS SHALL HAVE EXPANSION TYPE
 - 26. ALL EXTERIOR WIRING SHALL BE RUN IN RIGID GALVANIZED CONDUIT OR EMT. FLEXIBLE CONDUIT MAY ONLY BE USED FOR FINAL CONNECTIONS FROM OUTLET BOXES TO LIGHT FIXTURES, MOTORS, APPLIANCES, ETC, FLEXIBLE CONDUIT MAY ONLY BE USED FOR THESE FINAL CONNECTIONS IF ALLOWED BY LOCAL AHJ AND IF THE OVERALL LENGTH IS 6 FEET OR LESS.
 - 27. ALL UNDER FLOOR CONDUIT INSTALLATIONS SHALL BE RUN BELOW, NOT IN, THE SLAB. THE MINIMUM INDOOR CONDUIT SIZE SHALL BE 3/4". THE MINIMUM OUTDOOR UNDERGROUND CONDUIT SIZE SHALL BE 1". FEEDER CONDUITS EXTERIOR O THE BUILDING FOUNDATION WALL BELOW GRADE SHALL BE SIZED AS SHOWN ON THE DRAWING, OUTDOOR EXPOSED CONDUIT SHALL BE GALV RIGID CONDUIT. UNDERGROUND AND/OR UNDER FLOOR CONDUIT SHALL BE SCHED 40 NONMETALLIC RIGID CONDUIT. CONNECTION TO EQUIPMENT SHALL BE LIQUID-TIGHT FLEXIBLE METAL CONDUIT. WHERE RIGID NON-METALLIC CONDUIT IS USED BELOW THE SLAB PROVIDE RIGID METALLIC CONDUIT TO TURN UP INTO THE BUILDING SPACE OR AT ALL EXTERIOR WALLS AND/OR EQUIPMENT. USE RACEWAY FITTINGS COMPATIBLE WITH RACEWAY AND SUITABLE FOR USE AND LOCATION. RUN CONCEALED RACEWAYS WITH A MINIMUM NUMBER OF BENDS AND THE SHORTEST PRACTICAL DISTANCE CONSIDERING THE TYPE OF BUILDING CONSTRUCTION AND OBSTRUCTIONS. RACEWAYS SHALL RUN PARALLEL TO OR AT RIGHT ANGLES TO NEARBY SURFACES OR STRUCTURAL MEMBERS, AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL.
 - 28. ALL UNDERGROUND RACEWAYS SHALL BE IDENTIFIED BY "UNDERGROUND LINE MARKING TAPE" LOCATED 12" DIRECTLY ABOVE THE RACEWAY. TAPE SHALL BE PERMANENT, BRIGHT-COLORED, CONTINUOUS, MAGNETIC STRIP, PRINTED, PLASTIC TAPE COMPOUNDED FOR DIRECT BURIAL NOT LESS THAN 6" WIDE AND 4 MILS THICK. PRINTED LEGEND SHALL BE INDICATIVE OF THE SERVICE IT IS MARKING.
- VERIFY THAT ALL LIGHTING FIXTURES, CEILING TRIMS AND FRAMES ARE COMPATIBLE 29. PROVIDE GROUNDING CONNECTIONS FOR RACEWAY, BOXES, AND COMPONENTS AS INDICATED AND INSTRUCTED BY MANUFACTURER. TIGHTEN CONNECTIONS AND TERMINALS, INCLUDING SCREWS AND BOLTS, ACCORDING TO EQUIPMENT MANUFACTURER'S PUBLISHED TORQUE-TIGHTENING VALUES FOR EQUIPMENT CONNECTORS WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT INDICATED, TIGHTEN CONNECTORS AND TERMINALS ACCORDING TO TIGHTENING TORQUES SPECIFIED IN UL STANDARD 486A.
 - 30. ALL NEW PANELBOARDS/LOADCENTERS SHALL BE FURNISHED BASED ON THE TYPE, RATING, ENCLOSURES AND FEATURES INDICATED ON THE PLANS. CABINET SHALL BE CODE GAUGE, GALVANIZED STEEL. FRONTS SHALL BE SHEET STEEL WITH GRAY LACQUER FINISH WITH HINGED LOCKING DOOR. GROUND AND NEUTRAL BUS SHALL BE AS INDICATED ON THE PLANS. BUS SHALL BE COPPER OR ALUMINUM. MAIN AND NEUTRAL LUGS SHALL BE BOLT-ON TYPE. EQUIPMENT GROUND BUS SHALL BE ADEQUATE FOR FEEDER AND BRANCH-CIRCUIT EQUIPMENT GROUND CONDUCTORS AND BONDED TO BOX. TANDEM CIRCUIT BREAKERS SHALL NOT BE USED. MULTI-POLE BREAKERS SHALL HAVE A COMMON TRIP. THE MINIMUM INTERRUPTING RATING FOR CIRCUIT BREAKERS SHALL BE AS INDICATED ON THE PLANS. FOR FLUSH MOUNTED PANELS PROVIDE A MINIMUM OF (4) - 1" CONDUITS STUBBED AN ACCESSIBLE LOCATION IN ATTIC FOR FUTURE USE, UON.
 - 31. PROVIDE PERMANENT PLASTIC ENGRAVED, MECHANICALLY FASTENED NAME PLATE ON EACH PANEL AND DISCONNECTING DEVICE. PROVIDE TYPE WRITTEN PANEL SCHEDULE FOR EACH PANEL INSTALLED OR MODIFIED.
 - 32. ADDITIONALLY, PROVIDE PERMANENT PLASTIC ENGRAVED, MECHANICALLY FASTENED NAME PLATE ON EACH SUB-PANEL OR TRANSFORMER WITH THE WORDING "FED FROM PANEL ", NOTING THE PANEL NAME OF THE UPSTREAM PANEL.
 - 33. ENCLOSED NON-FUSIBLE DISCONNECT SWITCHES AND ENCLOSED FUSIBLE DISCONNECT SWITCHES (WITH CLIPS TO ACCOMMODATE SPECIFIED FUSES) SHALL HAVE ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH 2 PADLOCKS, AND INTERLOCKED WITH COVER IN CLOSED POSITION. ALL SWITCHES SHALL BE "HEAVY DUTY" RATED FOR THE VOLTAGE REQUIRED.
 - 34. ALL WIRING FOR EQUIPMENT SHALL BE ONE OF THE FOLLOWING TYPES THW, THHW, THWN/THHN WITH A RATING OF AT LEAST 75 DEG. CELSIUS.
 - 35. TEMPORARY POWER USED TO SUPPLY EQUIPMENT USED BY PERSONNEL DURING CONSTRUCTION MUST HAVE G.F.C.I. PROTECTION PER NEC 305.6(a)(b).
 - 36. FINAL EQUIPMENT CONNECTIONS THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR & MATERIALS REQUIRED TO MAKE FINAL CONNECTIONS TO ALL EQUIPMENT DESIGNATED TO BE CONNECTED BY THIS CONTRACTOR. VERIFY ALL REQUIREMENTS, CONDUCTOR SIZES, OVER-CURRENT PROTECTION, PHASES, VOLTAGES MOTOR ROTATION FTC. WITH FQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. PROVIDE FUSED DISCONNECT IF REQUIRED BY MANUFACTURER.

RESIDENTIAL NOTES

- PRIOR TO BEGINNING THE PROJECT. THE CONTRACTOR SHALL WALK THE SITE AND COMPARE (E) CONDITIONS WITH THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS, ANY OBVIOUS OR LIKELY DISCREPANCY BETWEEN THE SITE CONDITIONS CONTRACTOR SHALL WAIT FOR DIRECTION FROM THIS ENGINEER BEFORE PROCEEDING WITH ITEMS THAT CONCERN THE DISPUTED MATTER. NO EQUIPMENT SHALL BE ORDERED THAT CONCERNS THE DISPUTED MATTER.
- THE CONTRACTOR SHALL NOT ORDER ANY EQUIPMENT WITHOUT SUBMITTING THE PRODUCT DATA SHEETS TO THIS ENGINEER FOR APPROVAL.
- VERIFY UTILITY COMPANY REQUIREMENTS AND PROVIDE ALL TELEPHONE EQUIPMENT REQUIRED INCLUDING: RACEWAY, CONDUCTORS, TERMINAL BLOCKS, CABINETS, BACKBOARDS, OUTLET BOXES, TELEPHONE JACKS AND COVER PLATES.
- SERVICE ENTRANCE EQUIPMENT SHALL BE PER CEC 230 REQUIREMENTS. SERVICE EQUIPMENT INTERRUPT CURRENT RATINGS SHALL MEET OR EXCEED THE FAULT CURRENT LEVELS AVAILABLE FROM THE UTILITY COMPANY, CONTRACTOR SHALL 9. PROVIDE LISTED TAMPER-RESISTANT RECEPTACLES THROUGHOUT DWELLING UNITS VERIFY. UTILITY METERING SHALL BE ACCESSIBLE TO THE UTILITY COMPANY AT ALL
- 5. LIGHT FIXTURE MTG SUPPORT AND LOCATIONS SHALL BE PER CEC 410 REQUIREMENTS. LIGHTING OUTLET BOXES LOCATED IN LIVING ROOM AND BEDROOMS SHALL BE INSTALLED WITH CEILING FAN SUPPORT PER CEC 314.27(2)(C
- 6. AS PERMITTED BY THE AHJ (AUTHORITY HAVING JURISDICTION), THE USE OF NONMETALLIC-SHEATHED CABLING (OR "ROMEX") MAY BE USED FOR BRANCH

- CIRCUIT WIRING, PER CEC 334, IN LIEU OF THE CONDUIT AND WIRING CALLED FOR IN THESE PLANS
- AND THESE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THIS ENGINEER. THE 7. PROVIDE AN AFCI COMBINATION-TYPE CIRCUIT BREAKER AT ELECTRICAL PANEL, PER NEC 210.12, FOR ALL 120V, 15A AND 20A, BRANCH CIRCUITS SUPPLYING OUTLETS (INCLUDING LTG, RECEPTACLE AND SMOKE ALARMS) THROUGHOUT DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR AREAS (EXCLUDING KITCHEN, LAUNDRY ROOM, BATHROOMS, AND GARAGES). PROVIDE A DEDICATED NEUTRAL FOR EACH AFCI PROTECTED CIRCUIT. CONNECT CIRCUIT HOT AND NEUTRAL TO AFCI CIRCUIT BREAKER, CONNECT CIRCUIT BREAKER PIGTAIL TO NEUTRAL BAR. VERIFY CONNECTION WITH MFR DOCS.
 - 8. FOR ADA, HEARING IMPAIRED UNITS: PROVIDE AUDIO/VISUAL DEVICES FOR DOORBELL. SMOKE ALARM & CARBON MONOXIDE SENSOR AND SMOKE ALARM VISUAL DEVICE IN THE BATHROOM, INSTALL & CONNECT PER MFR DOCS.
 - IN ACCORDANCE WITH CEC 406.12, FOR ALL NON-LOCKING, 125-VOLT, 15- AND 20-AMPERE RECEPTACLES, UNLESS EXCEPTION APPLIES.
 - 10. PROVIDE DEDICATED NEUTRAL (GROUNDED) CONDUCTOR FOR ALL BRANCH CIRCUITS. NO MULTI-WIRE BRANCH CIRCUITS ARE ALLOWED. 11. PROVIDE RECEPTACLE AT GAS WATER HEATER, PER CEC (ENERGY) 150.0(N)(1)(A).
 - 12. PROVIDE GFCI PROTECTED RECEPTACLES AT ALL BATHROOM AND KITCHEN COUNTERS, PER CEC 210.8(A), FOR DWELLING UNITS, TYPICAL.

CERTIFIED ELECTRICIAN NOTE

THE CALIFORNIA STATE LICENSE BOARD (CSLB) "ZERO TOLERANCE POLICY" IS IN EFFECT FOR NON-COMPLIANT ELECTRICIANS. IN CALIFORNIA, ELECTRICAL WORK SHALL ONLY BE DONE BY "STATE CERTIFIED ELECTRICIANS", PER LABOR CODE SECTIONS 3099 AND 3099.2, SECTIONS 209.0 AND THE AB 931. AS OF JANUARY 2006, ENFORCEMENT OF LEGAL ACTION WILL BE ISSUED TO ANY C-10 CONTRACTOR WHO WILLFULLY EMPLOYS AN "UNCERTIFIED ELECTRICIAN" TO PERFORM ELECTRICAL WORK IN THE STATE OF CALIFORNIA.

FIRE WALL PENETRATIONS

PENETRATIONS IN A FIRE RATED WALL SHALL BE PROTECTED BY AN APPROVED FIRE STOP MATERIAL IN ACCORDANCE WITH CBC SECTION 714.3.2 EXP. 2: "MEMBRANE PENETRATIONS OF MAXIMUM 2 HR. FIRE RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.

RESIDENTIAL CALGREEN CODE NOTES

CALGREEN, DIV 4.5, SEC 4.506.1: BATHROOM EXHAUST FANS -REQUIRED IN EACH BATHROOM, SHALL BE ENERGY STAR COMPLIANT & DUCTED OUTSIDE. IF SEPARATE FROM WHOLE HOUSE VENTILATION, MUST HAVE HUMIDITY CONTROLS:

. CAPABLE OF AUTOMATIC OR MANUAL ADJUSTMENT OF < 50% TO 2. MAY BE A SEPARATE COMPONENT, NOT REQUIRED TO BE INTEGRAL

APPLICABLE CODES & STANDARDS

APPLICABLE CODES AS OF JANUARY 1, 2020

LISTING CCR TITLE 24 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CAC 2022 CCR TITLE 24 BASED ON THE 2018 INTERNATIONAL BUILDING CODE CALIFORNIA BUILDING CODE CBC 2022 PART 2, VOL 1&2 W/ CA AMENDMENTS CCR TITLE 24 BASED ON THE 2017 NATIONAL ELECTRICAL CODE CALIFORNIA ELECTRICAL CODE PART 3 W/ CA AMENDMENTS CCR TITLE 24 BASED ON THE 2018 CALIFORNIA ENERGY COMMISION CALIFORNIA ENERGY CODE CEC 2022 BUILDING ENERGY EFFICIENCY STNDS PART 6 CCR TITLE 8. DIV 1 2008 CALIFORNIA ELEVATOR SAFETY ORDERS CH. 4, SUB CH. 6 BASED ON THE 2018 INTERNATIONAL FIRE CODE CCR TITLE 24 CFC 2022 CALIFORNIA FIRE CODE PART 9 W/ CA AMENDMENTS CCR TITLE 24 CALIFORNIA GREEN BUILDING STANDARDS CODE PART 11 CCR TITLE 24 CRSC 2022 CALIFORNIA REFERENCED STANDARDS CODE PART 12

ADDITIONAL CODES AND STANDARDS AMERICANS WITH DISABILITIES ACT - PUBLIC ACCOMMODATIONS NFPA 101 2022 LIFE SAFETY CODE W/ CA AMENDMENTS NATIONAL ELECTRICAL SAFETY CODE

ILLUMINATING ENGINEERS SOCIETY OF NORTH AMERICA

		CAL ABBREVIATIONS E ABBREVIATIONS MAY NOT APPLY TO THIS PROJECT
11012		
1Ø	-	SINGLE PHASE
3Ø	-	THREE PHASE
3W	-	THREE WIRE
4W	-	FOUR WIRE
A	-	AMPERE
AC	-	ALTERNATING CURRENT
AFG	-	ABOVE FINISHED GROUND
AFF	-	ABOVE FINISHED FLOOR
AIC	-	AMPS INTURRUPTING CAPACITY
AWG	-	AMERICAN WIRE GAUGE
BKR	-	BREAKER
BLDG	-	BUILDING
С	-	CONDUIT (<600V)
СВ	-	CIRCUIT BREAKER
CKT	-	CIRCUIT
CU	-	COPPER
DISC	-	DISCONNECT
(E)	-	EXISTING
EF	-	EXHAUST FAN
FLA	-	FULL LOAD AMPS
GFI	-	GROUND FAULT CIRCUIT INTERRUPTER
GND	-	GROUND
HP	-	HORSEPOWER
J-BOX	-	JUNCTION BOX
KCMIL	-	THOUSAND CIRCULAR MILS
KVA	-	KILOVOLT AMPERE
LTG	-	LIGHTING
MCA	-	MIN CIRCUIT AMPS
MFR	-	MANUFACTURER
MFR DOCS	-	MANUFACTURER'S DOCUMENTATION
MLO	-	MAIN LUGS ONLY
MOCP	-	MAX OVERCURRENT PROTECTION
(N)	-	NEW
NEC	-	NATIONAL ELECTRICAL CODE
NECA	-	NATIONAL ELEC CONTRACTORS ASSOCIATION
NEMA	-	NATIONAL ELEC MFR'S ASSOC.
NTS	_	NOT TO SCALE
PB	-	PULL BOX
PVC	-	POLYVINYL CHLORIDE CONDUIT
REC	111	RECEPTACLE
RM		ROOM
SPEC	-	SPECIFICATION
SWBD	-	SWITCHBOARD
TELE		TELEPHONE
TFMR		TRANSFORMER
TYP	1	TYPICAL WHERE OCCURS
UON		UNLESS OTHERWISE NOTED
V	_	VOLT

VARIABLE FREQUENCY DRIVE

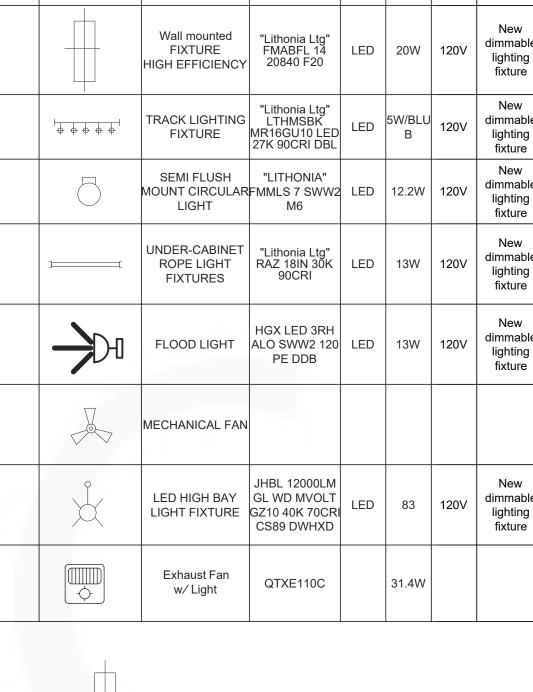
WEATHERPROOF (NEMA 3R)

VFD

LIGHT FIXTURE WHAE LED 30K 90CRI MW IED 8.14W 120V Iighting fixture New dilmmob lighting fixture Wall mounted FIXTURE FMABFL 14 20840 F20 TRACK LIGHTING FIXTURE PMABFL 14 20840 F20 TRACK LIGHTING FIXTURE PX 90CRI DBL SEMI FLUSH MOUNT CIRCULARFMMLS 7 SWW2 LIGHT WOUNT CIRCULARFMMLS 7 SWW2 LED 12.2W 120V IIGHT ROPE LIGHT RAZ 18IN 30K 90CRI WHO MICHANICAL FAN MECHANICAL FAN ILED 13W 120V Iighting fixture New dimmab lighting fixture		LI	IGHTING FIX	(TURE SC	HED	JLE		
#*LED RECESSED LIGHT FIXTURE* #*IAFE LED 30K* LED	Туре	Symbol	Location		Lamps	Watts	Voltage	Notes
Ceiling Recessed long 40/05 LONG 40/05 LONG 40/05 LONG 40/05 LONG 40/05 LONG 40/05 LOGAR LD Wall mounted FIXTURE "Lithonia Ltg" FMABFL 14 20840 F20 TRACK LIGHTING LTHMSBK MR16GU10 LED 27K 90CRI DBL SEMI FLUSH MOUNT CIRCULAR FMMLS 7 SWW2 LED 12.2W 120V dimmab lighting fixture Wall mounted FIXTURE "Lithonia Ltg" LED 5W/BLU B 120V dimmab lighting fixture SEMI FLUSH MOUNT CIRCULAR FMMLS 7 SWW2 LED 12.2W 120V dimmab lighting fixture UNDER-CABINET ROPE LIGHT FIXTURES "AZ 18IN 30K 90CRI LED 13W 120V dimmab lighting fixture FLOOD LIGHT HAX 90CRI LED 13W 120V dimmab lighting fixture MECHANICAL FAN MECHANICAL FAN JHBL 12000LM LED 13W 120V dimmab lighting fixture New dimmab lighting fixture				WF4E LED 30K	LED	8.14W	120V	New dimmable lighting fixture
Wall mounted FIXTURE HIGH EFFICIENCY			_	LDN6 40/05	LED	20W	120V	New dimmable lighting fixture
TRACK LIGHTING FIXTURE TRACK LIGHTING STATURE TRACK LIGHTING FIXTURE LIGHT SEMI FLUSH MOUNT CIRCULAR FMMLS 7 SWW2 LIGHT MOUNT CIRCULAR FMMLS 7 SWW2 LED LED 12.2W 120V New dimmab lighting fixture New dimmab lighting fixture ROPE LIGHT ROPE LIGHT ROPE LIGHT FIXTURES RAZ 18IN 30K 90CRI LED 13W 120V New dimmab lighting fixture			FIXTURE	FMABFL 14	LED	20W	120V	New dimmable lighting fixture
SEMI FLUSH MOUNT CIRCULAR MAS 7 SWW2 LIGHT UNDER-CABINET ROPE LIGHT FIXTURES FLOOD LIGHT FLOOD LIGHT MECHANICAL FAN SEMI FLUSH MMLS 7 SWW2 LED 12.2W 120V dimmab lighting fixture New dimmab lighting fixture New dimmab lighting fixture New dimmab lighting fixture New dimmab lighting fixture				LTHMSBK MR16GU10 LED	LED	1	120V	New dimmable lighting fixture
TED HIGH BAY GL WD MYOL T		5	MOUNT CIRCULAR	FMMLS 7 SWW2	LED	12.2W	120V	New dimmable lighting fixture
FLOOD LIGHT HGX LED 3RH ALO SWW2 120 PE DDB 13W 120V dimmab lighting fixture MECHANICAL FAN JHBL 12000LM New dimmab			ROPE LIGHT	RAZ 18IN 30K	LED	13W	120V	New dimmable lighting fixture
JHBL 12000LM New dimmah			FLOOD LIGHT	ALO SWW2 120	LED	13W	120V	New dimmable lighting fixture
LED HIGH BAY GL WD MVOLT dimmah			MECHANICAL FAN					
LIGHT FIXTURE GZ10 40K 70CR LED 83 120V lighting		j.	LED HIGH BAY LIGHT FIXTURE	GL WD MVOLT GZ10 40K 70CRI	LED	83	120V	New dimmable lighting fixture
Exhaust Fan W/ Light QTXE110C 31.4W		ф ф		QTXE110C		31.4W		

LIQUEINO ENTUDE COUEDULE







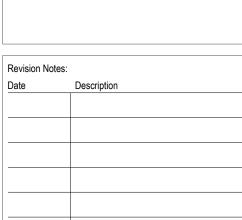
Outdoor Lighting shall be equipped with manual control switch, photocell and motion sensor with no override to on, and by either photocontrol and automatic time switch, astronomical time clock with no override to on, or energy management control system per CENC 150.0(k)3.

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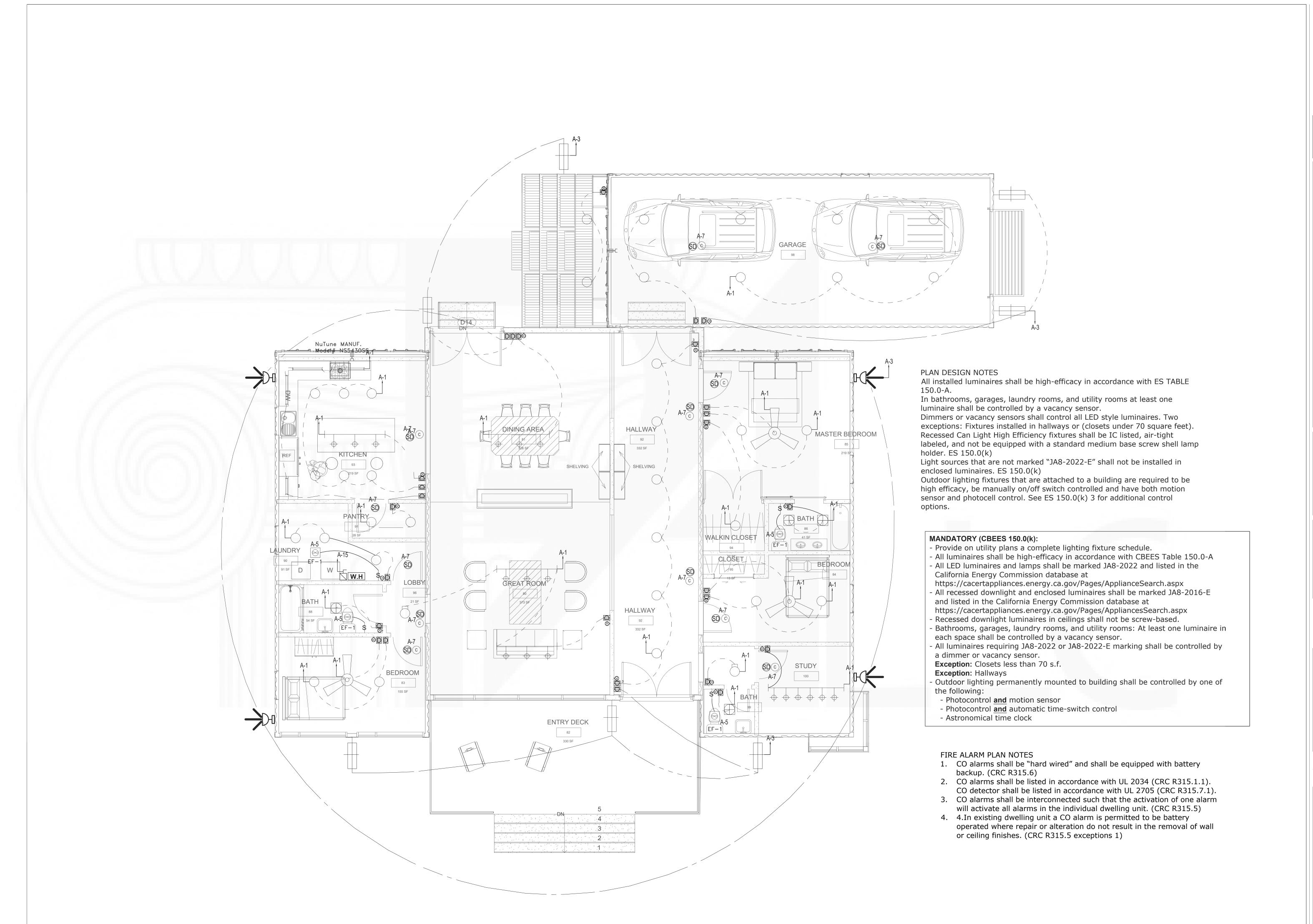


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ELECTRICAL

NTC

FEB. 09, 2023



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NEW RESIDENCE ST. E AVE. LANCASTER, CA 9353 APN: 3350-008-052

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Date Description

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LIGHTING PLAN

1/4"=1'-0"

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E2.0





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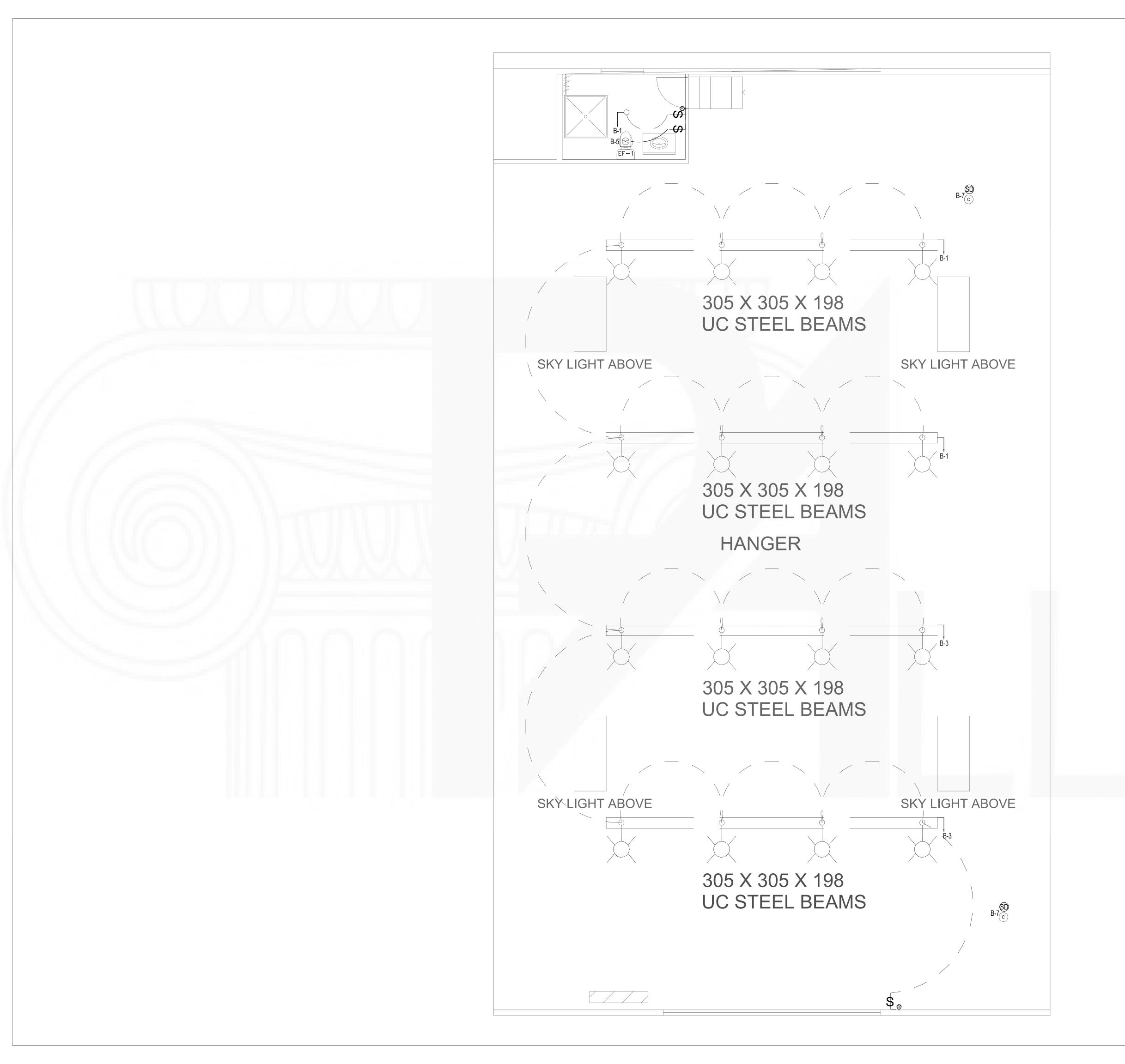
POWER PLAN

1/4"=1'-0"

Date: FEB. 09, 2023

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E3.0





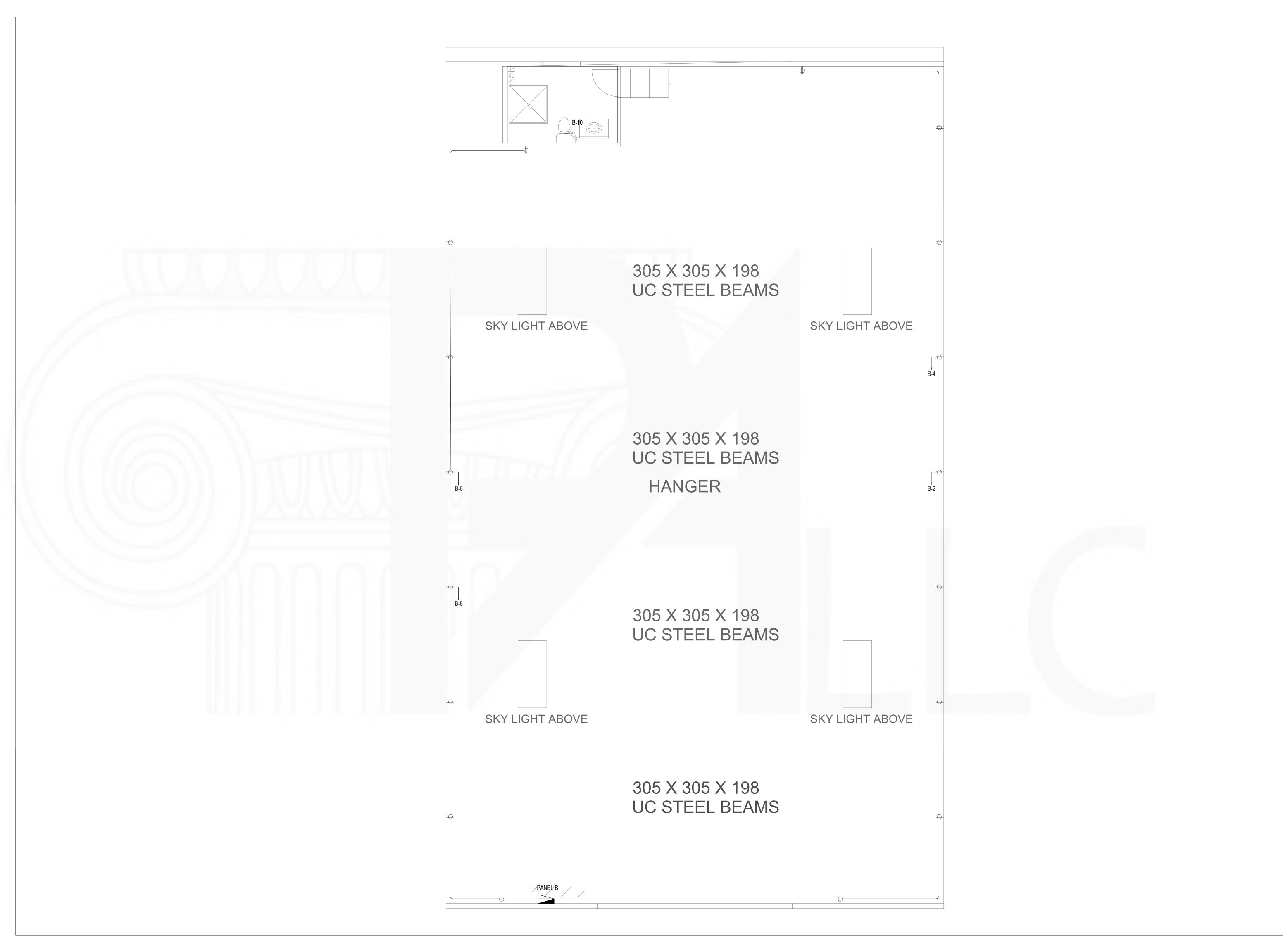


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HANGER LIGHTING **PLAN**

1/4"=1'-0" FEB. 09, 2023

E4.0







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Drawing ride.

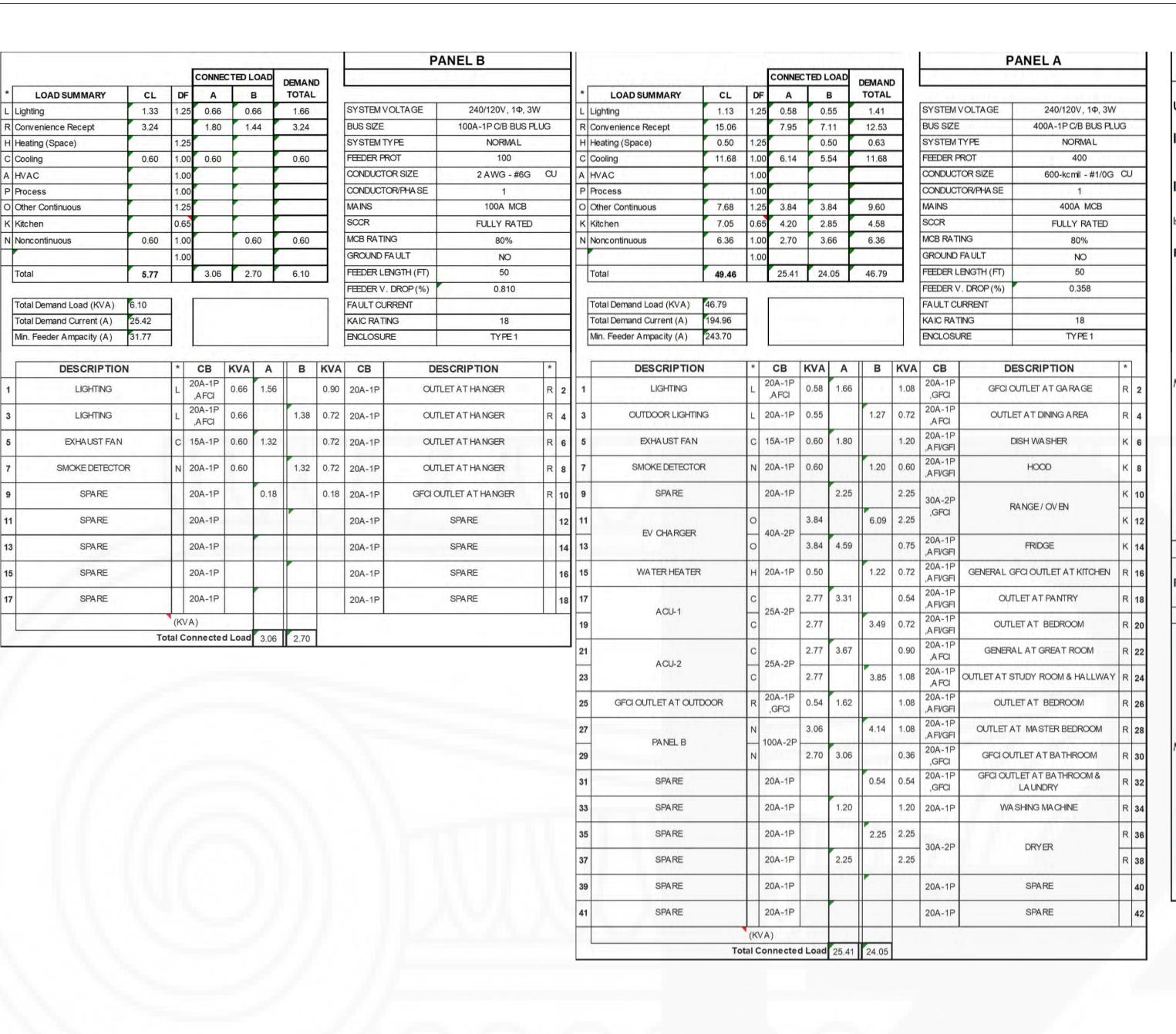
HANGER POWER PLAN

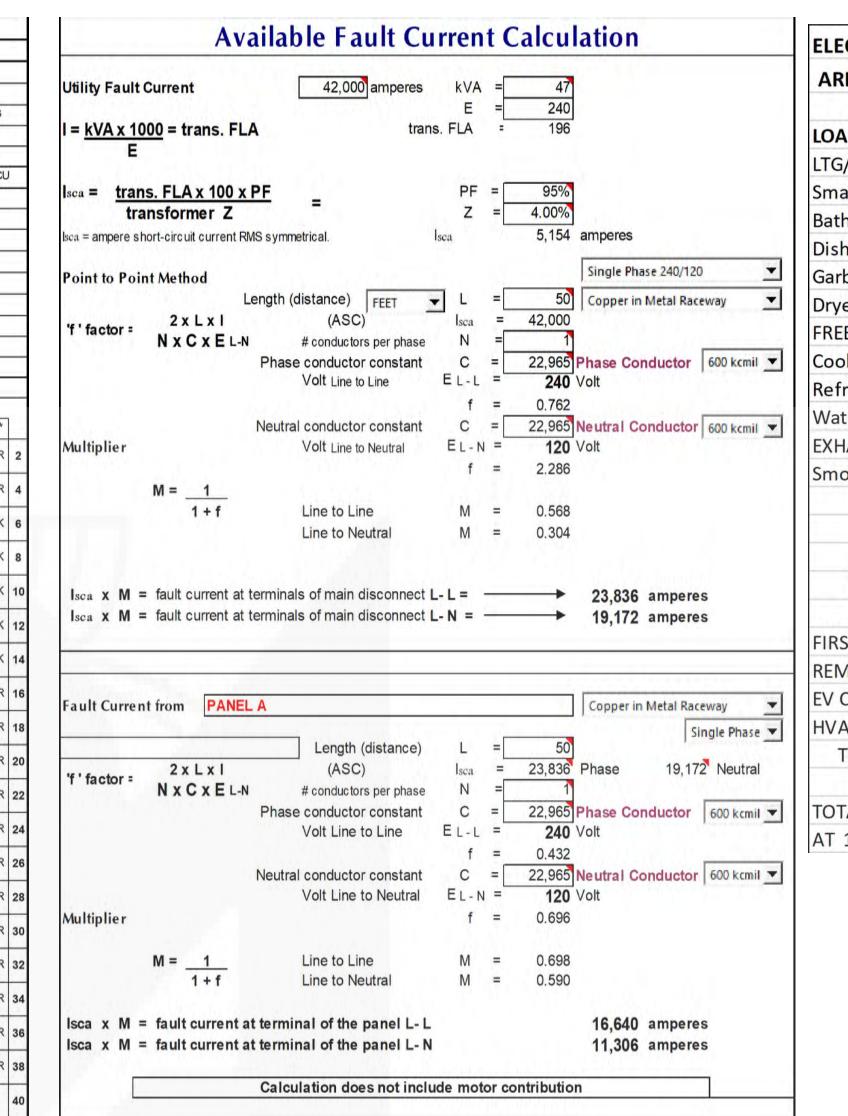
1/4"=1'-0"

FEB. 09, 2023

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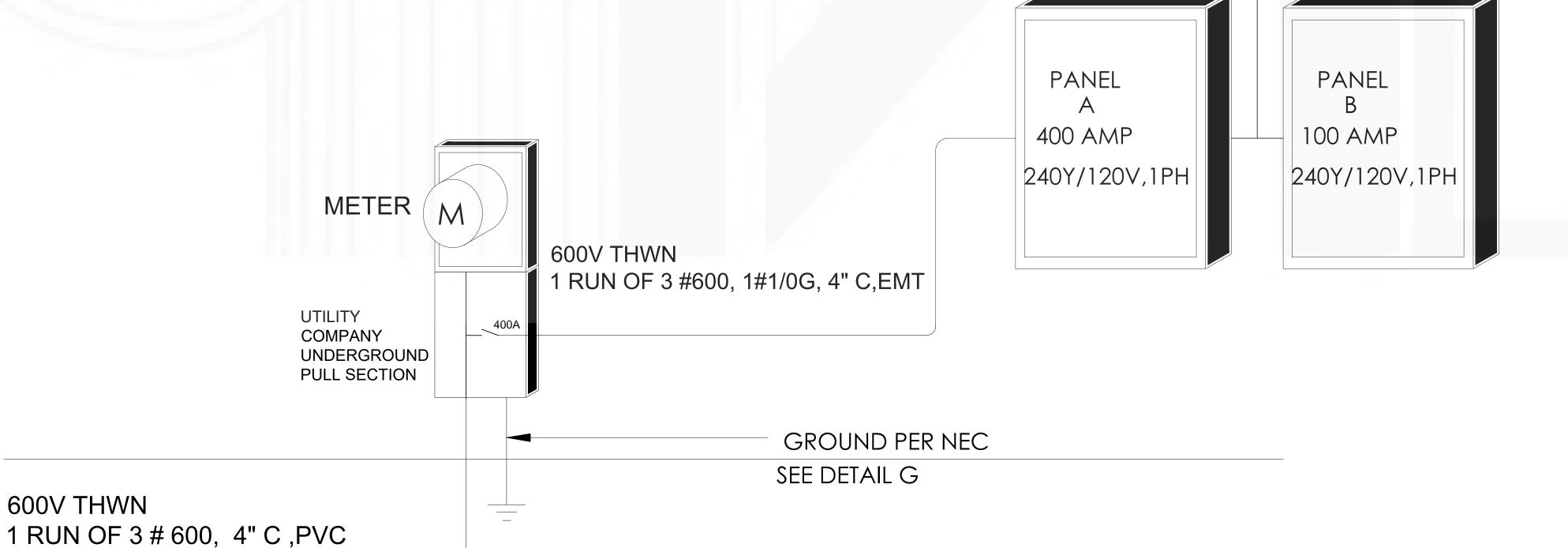
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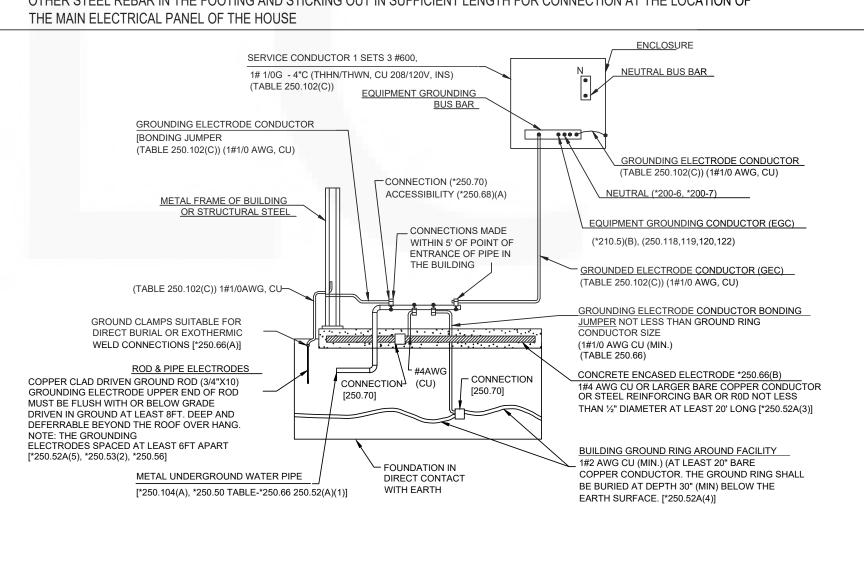


ELECTRICAL LOAD ANALYSIS AREA -2080 SQ. FT. VA LTG/GEN RECEPT 3VA/SQ. FT X 900 6240 Small Appliance (3-20ACK By CEC 210.11) 4500 Bathroom(1-20ACKT By CEC210.11): 720 1200 Dishwasher: Garbage Disposal: 800 5700 FREEZER 700 6000 Cooktop: 800 Refrigerator: Water Heater: EXHAUST/ VENT HOOD Smoke detector: SUBTOTAL 28360 FIRST 10,000 @ 100% 10,000 REMAINDER @40% 7344 7680 EV CHARGER **HVAC-CLG** 11088 TOTAL SERVICE LOAD 36,112 TOTAL SERVICE AMPS **150.5** AMP AT 120/240, 1 PH, 3 W

600V THWN 1 RUN OF 3 #2, 1#6G, 2" C,EMT



UFER GROUND NOTE: ALL STEEL REBARS MEASURING 1/2 " OR MORE IN DIAMETER AND 20 ' OR LONGER IN LENGTH THAT IS ENCASED IN NOT LESS THAN 2 INCHES OF CONCRETE SHALL BE BONDED TO THE BUILDING'S GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH CEC 250 (ELECTRICAL SUB CODE) SECTION 250.52(A)(3). THE "UFER" GROUND CAN BE 20 L.F. OF #2 OR #4 COPPER WIRING LAID INSIDE THE FOOTING AND THE SAME WIRE IS LONG ENOUGH TO REACH TO THE LOCATION OF THE MAIN ELECTRICAL PANEL OF THE HOUSE. UFER GROUND CAN BE (1) L-SHAPED PIECE OF #4 STEEL REBAR CONNECTED TO THE OTHER STEEL REBAR IN THE FOOTING AND STICKING OUT IN SUFFICIENT LENGTH FOR CONNECTION AT THE LOCATION OF



DETAIL"G " OF GROUNDING ELECTRODE SYSTEM (*250.50) & GROUNDING ELECTRODES (*250.52) AS SERVICE

SCALE: NTS

PixelArch Itd.





9353 W RESIDENCE E AVE. LANCASTER, C : 3350-008-052 NEW RE ST. E AVE. I APN: 3350

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> **PANEL BOARD &**

> > SLD

NTC

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E6.0

FROM UTILITY SERVICE 400A 120/240V 1P, 3W

600V THWN

PLUMBING SPECIFICATIONS

THE WORK INCLUDES MODIFICATION TO THE EXISTING PLUMBING SYSTEM AND PROVIDING NEW MATERIALS, FITTINGS AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING PLUMBING SYSTEM. THE WORK ALSO INCLUDES ROUGH—IN AND FINAL CONNECTIONS TO FOOD SERVICE EQUIPMENT AND BEVERAGE DISPENSING EQUIPMENT PROVIDED BY OTHERS. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR ORDINANCES AND IS SUBJECT TO INSPECTION.

HOOK-UP CHARGES, PERMITS AND ALL OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING PLUMBING SYSTEM ARE INCLUDED AS A PART OF THIS SECTION.

WARRANTY: PROVIDE LABOR AND MATERIALS TO REPAIR OR REPLACE DEFECTIVE PARTS AND MATERIALS AS REQUIRED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION OR OWNER ACCEPTANCE OF THE COMPLETED PROJECT. PROVIDE A SEPARATE LINE ITEM DEDUCT AMOUNT ON THE PROPOSAL FORM TO DELETE WARRANTY SERVICE, AT THE OWNER'S OPTION.

THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, FIXTURES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD ROUGH—IN DRAWINGS FOR PLUMBING FIXTURE INSTALLATION REQUIREMENTS. COMPLY WITH ALL APPLICABLE ADA INSTALLATION REQUIREMENTS.

COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE.

PIPING SYSTEMS — GENERAL: ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK SUCH AS DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING DIALECTIC UNION. ALL HANGERS SHALL BE COMPATIBLE WITH PIPING MATERIAL TO PREVENT CORROSION.

PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.

FIXTURES/EQUIPMENT FURNISHED BY OTHERS: PLUMBING CONTRACTOR SHALL PROVIDE UTILITY CONNECTIONS REQUIRED SUCH AS WATER, GAS, AIR, SUPPLIES, WASTE OUTLET, TRAPS, ETC. AT ALL PLUMBING TYPE FIXTURES OR EQUIPMENT FURNISHED BY OWNER, GENERAL CONTRACTOR, FOOD SERVICE CONTRACTOR, EQUIPMENT SUPPLIER, ETC. INCLUDED ARE STOP VALVES, ESCUTCHEONS, AND CHROME PLATED BRASS TUBING WITH COMPRESSION FITTINGS.

SEWER AND WASTE PIPING: PROVIDE ALL DRAINS AND SEWERS WITHIN THE SPACE WITH CONNECTION TO THE EXISTING DRAINAGE SYSTEMS ON—SITE. SANITARY DRAINAGE PIPING ABOVE FLOOR SHALL BE CO—EXTRUDED PVC DWV (SCHEDULE 40) PIPE, FITTINGS AND CONNECTIONS. SANITARY DRAINAGE PIPING BELOW GRADE SHALL BE CO—EXTRUDED PVC DWV (SCHEDULE 40) PIPE WITH SOLVENT WELD FITTINGS MAY BE USED (WHERE PERMITTED BY CODE/LOCAL AUTHORITIES). ALL DRAINAGE PIPING SHALL BE UNIFORMLY PITCHED, 1/4" PER FOOT UNLESS OTHERWISE REQUIRED BY EXISTING

CONDITIONS, OR INDICATED ON THE DRAWINGS.

VENTS: PROVIDE A COMPLETE SYSTEM OF STANDARD WEIGHT CAST IRON NO—HUB VENT RISERS WHERE THE CEILING SPACE IS USED AS A RETURN AIR PLENUM OR USE CO—EXTRUDED PVC DWV (SCHEDULE 40) PIPE (WHERE PERMITTED BY CODE/LOCAL AUTHORITIES) WHERE THERE IS A DUCTED RETURN AIR SYSTEM. DO NOT USE PVC PIPE IN RETURN AIR PLENUM SPACES. THE VENT SYSTEM SHALL BE CARRIED THROUGH THE ROOF WITH APPROPRIATE FLASHING.

CONDENSATE AND INDIRECT DRAIN PIPING: PIPING ABOVE FLOOR SHALL BE CO-EXTRUDED PVC DWV (SCHEDULE 40) PIPE, FITTINGS AND CONNECTIONS. PIPING BELOW GRADE SHALL BE CO-EXTRUDED PVC DWV(SCHEDULE 40) PIPE WITH SOLVENT WELD FITTINGS.

CLEANOUTS: PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE, CONFORMING TO CODE REQUIREMENTS. PROVIDE SUITABLE WALL OR FLOOR CLEANOUTS WITH ACCESSORIES TO OBSCURE FROM VIEW.

WATER DISTRIBUTION PIPING: LAYOUT WATER PIPING SO THAT THE ENTIRE SYSTEM CAN BE DRAINED. HOT AND COLD WATER PIPING SHALL BE 1/2" MIN. CPVC PIPE WITH SOLVENT FITTING. PROVIDE WATER HAMMER ARRESTERS AT EACH FIXTURE OR GROUP OF FIXTURES AS REQUIRED. INSTALL CHROME PLATED BRASS ESCUTCHEON PLATES AT ALL PENETRATIONS THROUGH FINISHED SURFACES (INCLUDING CABINET INTERIORS).

PIPE INSULATION: INSULATE (AS ALLOWED BY CODE) ALL LISTED SERVICE PIPING AS FOLLOWS. DOMESTIC COLD/HOT WATER, HOT WATER RETURN, STORM WATER PIPING, PROVIDE 1" PREFORMED FIBERGLASS, ASJ/SS-11, FLAME SPREAD 25, SMOKE DEVELOPED 50, ASTM C-547. FOR CONDENSATE PIPING PROVIDE 1/2" THICK INSULATION OF SAME CHARACTERISTICS AS LISTED FOR 1" ABOVE. WHERE PERMITTED BY LOCAL CODES, PROVIDE 1/2" SELF-ADHESIVE UNICELLULAR FOAM PIPE INSULATION WITH PRE-FORMED PVC FITTING COVERS — EQUAL TO SELF-ADHESIVE ARMSTRONG 2000 WITH K FACTOR OF 0.27 AT 75 DEGREES MEAN TEMPERATURE. INSULATE ANY EXPOSED CONDENSATE PIPING WITH WASTE TEMPERATURE BELOW 60 DEGREES F.

SHUTOFF VALVES, WITH UNIONS SHALL BE PROVIDED FOR SERVICE TO EACH PLUMBING FIXTURE, FOOD SERVICE EQUIPMENT ITEM OR OTHER EQUIPMENT ITEM, TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT. VALVES SHALL BE EQUAL TO JENKINS #902—T BALL VALVE, CHROME—FINISHED BRONZE, TEFLON SEATS AND PACKING, 400 LB. W.O.G., SOLDER END.

ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY—IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.

PIPING SYSTEM- PVC SCHEDULE 40, SCHEDULE 80 AND CPVC PIPE WITH SOLVENT FITTINGS

SHALL BE USED WHERE PEMITTED BY CODE/LOCAL AUTHORITIES.

INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL, FOR SANITARY JOINT, AND OMIT ESCUTCHEONS.

REPAIR EXISTING PLUMBING SYSTEM COMPONENTS DAMAGED BY CONSTRUCTION OPERATIONS AND RESTORE TO ORIGINAL CONDITIONS.

TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE, FOR FOUR (4) HOURS MINIMUM. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP IS DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

ROOF PENETRATIONS SHALL COMPLY WITH "SMACNA" AND "NRCA" STANDARDS, AND WITH THE REQUIREMENTS OF THE EXISTING ROOFING WARRANTY, IF APPLICABLE. DO NOT PERFORM ROOFING PENETRATIONS IN A MANNER WHICH WOULD VOID OR OTHERWISE LIMIT THE EXISTING ROOFING WARRANTY.

GENERAL NOTES

- 1. THE INTENT OF THESE PLANS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, AND SERVICES NECESSARY TO FURNISH, INSTALL, TEST, AND ADJUST A COMPLETE WORKABLE PLUMBING INSTALLATION AS SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE INTENT THEREOF.
- 2. THE ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 UNIFORM PLUMBING CODE, 2022 INTERNATIONAL BUILDING CODE, 2022 INTERNATIONAL ENERGY CONSERVATION CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION. IN THE EVENT OF CONFLICT BETWEEN SPECIFICATIONS, CODES, AND REGULATIONS, THE MORE RESTRICTIVE SHALL APPLY.
- 3. COORDINATE ENTIRE INSTALLATION OF THE PLUMBING SYSTEM WITH THE WORK OF OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. REPORT ANY DISCREPANCIES, IN WRITING, TO THE ENGINEER PRIOR TO COMMENCEMENT
- 4. CONTRACTOR SHALL PROVIDE AS—BUILT DRAWINGS WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT IN ACCORDANCE WITH THE SPECIFICATIONS.
- 5 PROVIDE ONE YEAR WARRANTY ON ALL PARTS AND LABOR.
- 6. THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW SCOPE.
 CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO
 PROVIDE THE BEST ARRANGEMENT OF ALL DUCT, PIPE, CONDUIT, ETC.
- 7. ALL CUTTING AND PATCHING OF THE EXISTING STRUCTURE SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK. PROVIDE NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT.
- 8. ALL HOT WATER PIPING AND RECIRCULATION PIPING (EXCEPT RUNOUTS 12 FT. OR SHORTER TO INDIVIDUAL FIXTURES) SHALL BE INSULATED TO MEET THE REQUIREMENTS OF THE 2022 INTERNATIONAL ENERGY CONSERVATION CODE
- 9. CONDENSATE DRAINS SHALL BE PROVIDED FOR EACH AIR CONDITIONING UNIT. HORIZONTAL CONDENSATE DRAINS ABOVE ANY CEILING SHALL BE INSULATED WITH MIN. 3/8" THICK CLOSED CELL INSULATION.
- A. WASTE, VENT, AND STORM DRAIN PIPING SHALL BE CO-EXTRUDED PVC SCHEDULE 40) PIPE
 B. WATER PIPE SHALL BE CPVC PIPE

HOUR METERED GAS TEST SHALL BE REQUIRED.

ANY WINDOW, DOOR, OPENING, OR AIR INTAKE.

- C. CONDENSATE PIPING SHALL BE CO-EXTRUDED PVC (SCHEDULE 40) PIPE

 D. INSIDE GAS PIPING SHALL BE BLACK IRON SCHEDULE 40 WITH MALLEABLE IRON FITTINGS. OUTSIDE SHALL BE GALVANIZED IRON SCHEDULE 40 WITH
- E. ALL PIPING NOT ENCLOSED IN CONDITION SPACE OR AT EXTERIOR WALLS SHALL BE INSULATED.

GALVANIZED FITTINGS. GAS LINE TO BE PAINTED GRAY IN COLOR. A 24

- F. PIPING: PVC SCHEDULE 40, SCHEDULE 80 AND CPVC PIPING WITH SOLVENT WELD FITTINGS SHALL BE USED WHERE PERMITTED BY CODE/LOCAL AUTHORITIES
- 11. ALL VENTS OR EXHAUSTS SHALL BE AT LEAST 10 FT. AWAY OR 3 FT. ABOVE
- 12. CLEANOUTS SHALL BE INSTALLED PER THE UNIFORM PLUMBING CODE.
- 13. PROVIDE WATER TIGHT FLASHINGS WHEREVER PIPES PASS THROUGH EXTERIOR WALLS, ROOFS, OR FLOORS.
- 14. PROVIDE ISOLATION FOR ALL PIPES THAT COME IN CONTACT WITH THE STRUCTURE.
- 15. LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND SERVICES PRIOR TO STARTING WORK OF THIS SECTION. IF INDICATED POINTS OF CONNECTION CANNOT BE MADE TO EXISTING UTILITIES AS FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.
- 16. VALVES SHALL BE NIBCO, JENKINS, HAMMOND, RED & WHITE OR APPROVED EQUAL. SERVICE PRESSURE SHALL BE SUITABLE FOR SERVICE INTENDED. THE MAIN WATER SHUT OF VALVE SHALL BE A FULL PORT BALL TYPE AND APPROVED FOR SERVICE INTENDED.
- 17. CONTRACTOR SHALL PROVIDE ALL SHUT OFF VALVES AS NECESSARY TO ISOLATE ANY EQUIPMENT, PLUMBING ITEMS, OR FIXTURES, THAT MAY NEED SERVICING OR ARE SUBJECT TO FAILURE WHETHER OR NOT SUCH VALVES ARE SHOWN ON THE DRAWINGS.
- 18. PROVIDE HANGERS AND SUPPORTS AS REQUIRED. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE.

19. CONTRACTOR IS RESPONSIBLE FOR HIS OWN TRENCHING, BACKFILL, AND

COMPACTION OF TRENCHES NECESSARY TO COMPLETE HIS SCOPE OF WORK.

BACKFILLED TRENCHES SHALL BE RETURNED TO THEIR ORIGINAL GRADE

- UNLESS NOTED OTHERWISE.

 20. CONTRACTOR SHALL AFFIX A MAINTENANCE LABEL TO ALL EQUIPMENT
- REQUIRING ROUTINE MAINTENANCE AND SHALL PROVIDE MAINTENANCE AND OPERATIONAL MANUALS IN ACCORDANCE WITH THE SPECIFICATIONS.
- 21. ALL EQUIPMENT THAT REQUIRES KEYS OR SPECIAL TOOLS TO OPERATE SHALL SUPPLY THE OWNER WITH TWO OF ANY SUCH KEYS OR TOOLS FOR EACH PIECE OF EQUIPMENT THAT REQUIRE THE SAME.
- 25. ANY CHANGE OR DEVIATION FROM THESE PLANS OR SPECIFICATIONS SHALL REQUIRE THE APPROVAL, IN WRITING, OF THE ENGINEER PRIOR TO COMMENCEMENT OF SUCH WORK.
- 26. ALL PLUMBING, ELECTRICAL, AND GAS LINES SHALL BE CONCEALED WITHIN THE THE BUILDING STRUCTURE TO AS GREAT EXTENT AS POSSIBLE. ALL LINES NOT CONCEALED SHALL BE SECURED 6" OFF THE FLOOR AND 3/4" FROM THE WALLS USING STANDOFF BRACKETS
- 27. AN APPROVED BACKFLOW PREVENTOR SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND SOURCE OF COMTAMINATION.
- 28. WATER SUPPLY CARBONATORS SHALL BE PROTECTED BY AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR. THE RELIEF VALVE SHALL DRAIN IN-DIRECTLY TO A FLOOR SINK WITH A 1" MIN. AIR GAP.

PLUMBING FIXTURE FLOW RATE

FIXTURE TYPE	MAXIMUM FLOW RATE
Waterdosets	1.28 gallons flush
Showerheads	1.8gpm@ 80psi
Lavatory faucets	1.2gpm@ 60psi ¹
Kitchenfaucets	1.8gpm@ 60psi

PIPE MATERIAL SCHEDULE COPPER COPPER CAST BLACK GALV. VTRI. ABS SCH.40 PVC SCH.40 CPVC REMARKS WATER PIPING OUTSIDE SANITARY DRAIN INSIDE OUTSIDE INSIDE OUTSIDE INSIDE OUTSIDE OUTSIDE OUTSIDE INSIDE OUTSIDE NOTES:

SYMBOL	ABBREV	DESCRIPTION
	- SS or W	NEW SEWER OR WASTE
	- V	NEW VENT
	- CW	NEW COLD WATER
	- HW	NEW HOT WATER
	- G	NEW GAS
	- CD	NEW CONDENSATE DRAIN
CA	- CA	COMPRESSED AIR
ф	FC0	FLOOR CLEANOUT
Ю	WCO	WALL CLEANOUT
O	FD	FLOOR DRAIN
—	FS	FLOOR SINK
5	- TP	TRAP PRIMER & TRAP PRIMER PIPING
\longrightarrow	- SOV	SHUT-OFF VALVE
N	- CV	CHECK VALVE
	– PRV	BACKFLOW PREVENTER W SOV'S
\$	T & P	
	DN	PIPE DOWN
	UP	PIPE UP
•	POC	POINT OF CONNECTION
7	-	PLUMBING NOTE CALL-OUT
	ABV	ABOVE
	AFF	ABOVE FINISH FLOOR
	AP	ACCESS PANEL
	BEL	BELOW
	BLDG	BUILDING
	CLG	CEILING
	CONT	CONTINUATION
	EL	ELEVATION
	FIN	FINISH
	FL	FLOOR
	GR	GRADE
	NTS	NOT TO SCALE
	OC	ON CENTER
	S= %_	SLOPE AT A PERCENTAGE
	SHT	SHEET
	TYP	TYPICAL
	VTR	VENT THRU ROOF

PLUMBING / GENERAL NOTES

CITY GREEN REQUIREMENTS.

BATHTUBS AND WHIRLPOOL BATHTUBS. THE MAX. HOT WATER TEMPERATURE DISCHARGING SHALL BE LIMITED TO 120 DEGREES. CPC 414/2022
BATHTUBS WASTE OPENING IN FLOOR OVER CRAWL SPACES SHALL BE PROTECTED BY A METAL SCREEN NOT EXCEEDING 12" OR SOLID COVER. CPC 313.12.4 2022
SHOWERS AND TUB—SHOWERS COMBINATIONS IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF BOTH THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. VALVES SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER
SETTING OF 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION. 418.0 CPC/2022
VERIEY AND WHERE WATER PRESSURE EXCEPDS 80 PSI AN APPROVED

MEETING THIS PROVISION. 418.0 CPC/2022

VERIFY AND WHERE WATER PRESSURE EXCEEDS 80 PSI AN APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED 608.2 C[C / 2022

1—INSTALL TEMPERATURE AND PRESSURE RELIEF VALVE WITH MINIMUM 34" DRAIN PIPE AND TERMINATE TO THE EXTERIOR OF THE BUILDING OVER WINDOW, DOOR OR VISIBLE LOCATION. DISCHARGE FROM A RELIEF VALVE INTO A WATER HEATER PAN SHALL BE PROHIBITED CPC 608.5,

2-PROVIDE (ON THE PLANS) A GAS PIPING DIAGRAM OF THE GAS PIPING SYSTEM THAT INCLUDES ALL PIPE SIZES, PIPE LENGTHS AND BTU

3-SUBMIT GAS LOAD CALCULATIONS IN ACCORDANCE WITH CPC TABLE 12-8 TO VERIFY THE PIPE SIZES ARE ADEQUATE FOR THE MAXIMUM DELIVERY CAPACITY OF CUBIC FEET OF GAS PER HOUR.
4- A WHOLE HOUSE HAS TEST IS REQUIRED UPON COMPLETION OF THE INSTALLATION, ALTERATION, OR REPAIR OF ANY GAS PIPING.
THE CITY SHALL BE NOTIFIED WHEN GAS PIPING IS READY FOR INSPECTION.
5- 2 GPM SHOWER FIXTURE, MAX.1.5 GPM BATHROOM FAUCET, MAX. 2 GPM KITCHEN FAUCET, AND MAX 1.28 WATER CLOSET TO CONFORM TO

BATHROOMS: PROVIDE AN EXHAUST FAN (AT LEAST 50 CFM) DUCTED TO THE OUTSIDE (MINIMUM 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70")WITH A MINIMUM VENTILATION RATE OF 100 CFM, IDENTIFY THE REQUIREMENT FOR A BACKDRAFT DAMPER ON THE DUCT, AN ENERGY STAR COMPLIANT EXHAUST FAN THAT IS CONTROLLED BY A HUMIDITY SENSOR THAT IS CAPABLE OF BEING ADJUSTED BETWEEN ≤ 50-PERCENT TO 80-PERCENT HUMIDITY; AND A SEPARATE SWITCH FROM THE LIGHT UNLESS THE FAN IS ALLOWED TO OPERATE WITH THE LIGHT SWITCHED OFF.

6-NOTE THAT ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6"
ABOVE ROOF NOR LESS THAN 1' FROM ANY VERTICAL SURFACE. VENTS
SHALL TERMINATE NOT LESS THAN 10" FROM OR 3' ABOVE ANY WINDOW,
DOOR OPENING AIR INTAKE, OR VENT SHAFT NOR 3' FROM LOT LINE.

(2022 CPC 906) IF WATER PRESSURE EXCEEDS 80 PSI, AND EXPANSION
TANK AND AN APPROVED PRESSURE REGULATOR SHALL BE INSTALLED.

(2022 CPC608.2)

NON-REMOVABLE BACK FLOW PRE-VENTER OR BIBB-TYPE VACUUM BREAKER WILL BE INSTALLED ON ALL EXTERIOR HOSE BIBS. (2022 CPC603.4.7)

HOT WATER RE—CIRCULATING SYSTEM IS INSTALLED, THE ENTIRE LENGTH OF HOT WATER PIPES SHALL BE INSULATED. (2008 CALIFORNIA ENERGY REGULATIONS 150 (J)) HOT WATER PIPE FROM THE WATER HEATER TO THE KITCHEN WILL BE INSULATED. (2008 CALIFORNIA ENERGY REGULATIONS 151(F)8 D)

2022 California Building Code
2022 California Residential Code
2022 California Fire Code
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Green Building Standards Code
2022 California Historical Building Code
2022 California Referenced Standards Code
2022 California Administrative Code
2022 California Energy Code
ACI 318-14 (Structural Concrete)
TMS 402/602-16 (Structural Masonry)
ASCE 7-16 (Design Loads for Structures)

NOTES:

1-Projects which disturb less than one acre of soil shall manage storm water drainage during construction by one of the following: A. Retention basins. B. Where storm water is conveyed to a public drainage system, water shall be filtered by use of a barrier system, wattle or other approved method.

2-Site grading or drainage system will manage all surface water flows to keep water from entering buildings (swales, water collection, French drains, etc.). CGC Section 4.106.3. Exception: Additions not

altering the drainage path.

3-When a shower is provided with multiple shower heads, the sum of flow to all the heads shall not exceed 1.8 gpm @ 80 psi, or the shower shall be designed so that only one head is on at a time. CGC

Section 4.303.1.3.2.

4-Landscape irrigation water use shall have weather or soil based controllers. CGC Section 4.304.1.

5-The plans that a minimum of 65% of construction waste is to be recycled. CGC Section 4.408.1.

6-The contractor shall submit a Construction Waste Management Plan, per CGC Section 4.408.2.

7-The builder is to provide an operation manual (containing information for maintaining appliances, etc.) for the owner at the time of final inspection. CGC Section 4.410.1.

8-The gas fireplace(s) shall be a direct-vent sealed- combustion type. Woodstove or pellet stoves must be US EPA Phase II rated appliances. CGC Section 4.503.1.

WATER SAVING STANDARDS.

THE WATER SAVING PERFORMANCE STANDARDS FOR A PLUMBING FIXTURE ARE THOSE ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), CURRENT REVISION, OR THE FOLLOWING STANDARDS, WHICHEVER ARE THE MORE RESTRICTIVE

1. THE MAXIMUM FLOW FROM A SINK OR LAVATORY FAUCET OR A FAUCET AERATOR SHALL NOT EXCEED 0 5 GALLONS OF WATER PER MINUTE AT A PRESSURE OF 60 POUNDS PER SQUARE INCH WHEN TESTED IN ACCORDANCE WITH ANSI TESTING PROCEDURES

2. THE MAXIMUM VOLUME OF WATER PER FLUSH FROM A TOILET SHALL NOT EXCEED AN AVERAGE OF 1 28 GALLONS WHEN TESTED IN ACCORDANCE WITH ANSI TESTING PROCEDURES

3. THE MAXIMUM VOLUME OF WATER PER FLUSH FROM A URINAL AND THE ASSOCIATED FLUSH VALVE, IF ANY, SHALL NOT EXCEED AN AVERAGE OF ONE GALLON WHEN TESTED IN ACCORDANCE WITH ANSI TESTING PROCEDURES

SPECIAL NOTICE TO CONTRACTORS

- ALL CONTRACTORS (GENERAL CONTRACTOR AND SUB-CONTRACTORS) BIDDING THIS PROJECT ARE REQUIRED TO VISIT THE JOB SITE AND VERIFY THE EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR BID. CONTRACTORS ARE TO CAREFULLY REVIEW ALL CONSTRUCTION DOCUMENTS AND NOTE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE CONDITIONS OBSERVED AT THE JOB SITE PRIOR TO SUBMISSION OF ANY BID. THE BUILDING OWNER REPRESENTATIVE LISTED BELOW MAY BE CONTACTED FOR ACCESS TO THE JOB SITE.
- 2. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE LOCATION AND CONDITION OF ALL POINTS OF CONNECTION, LOCATION AND CONDITION OF ALL BUILDING (ROOF/FLOOR/CEILING) PENETRATIONS, LOCATION AND CONDITION OF ALL UTILITIES AND BUILDING SYSTEMS INCLUDING, BUT NOT LIMITED TO, GAS, WATER, SEWER, VENT, ELECTRICAL, BUILDING MECHANICAL SYSTEMS, DUCT CONNECTIONS, EXHAUST/OUTSIDE AIR CONNECTIONS, SECURITY, FIRE ALARM, DATA, AND PHONE PRIOR TO SUBMISSION OF THEIR BID.

 3. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS

AND THE CONDITIONS OBSERVED SHALL BE BROUGHT TO THE ATTENTION, IN WRITING, TO THE ARCHITECT AND/OR ENGINEER

PRIOR TO PROCEEDING WITH CONSTRUCTION.

PLUMBING SPECS SCALE :NTS

PixelArch Itd.





/ RESIDENCE VE. LANCASTER, CA 9353 3350-008-052

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Date Description

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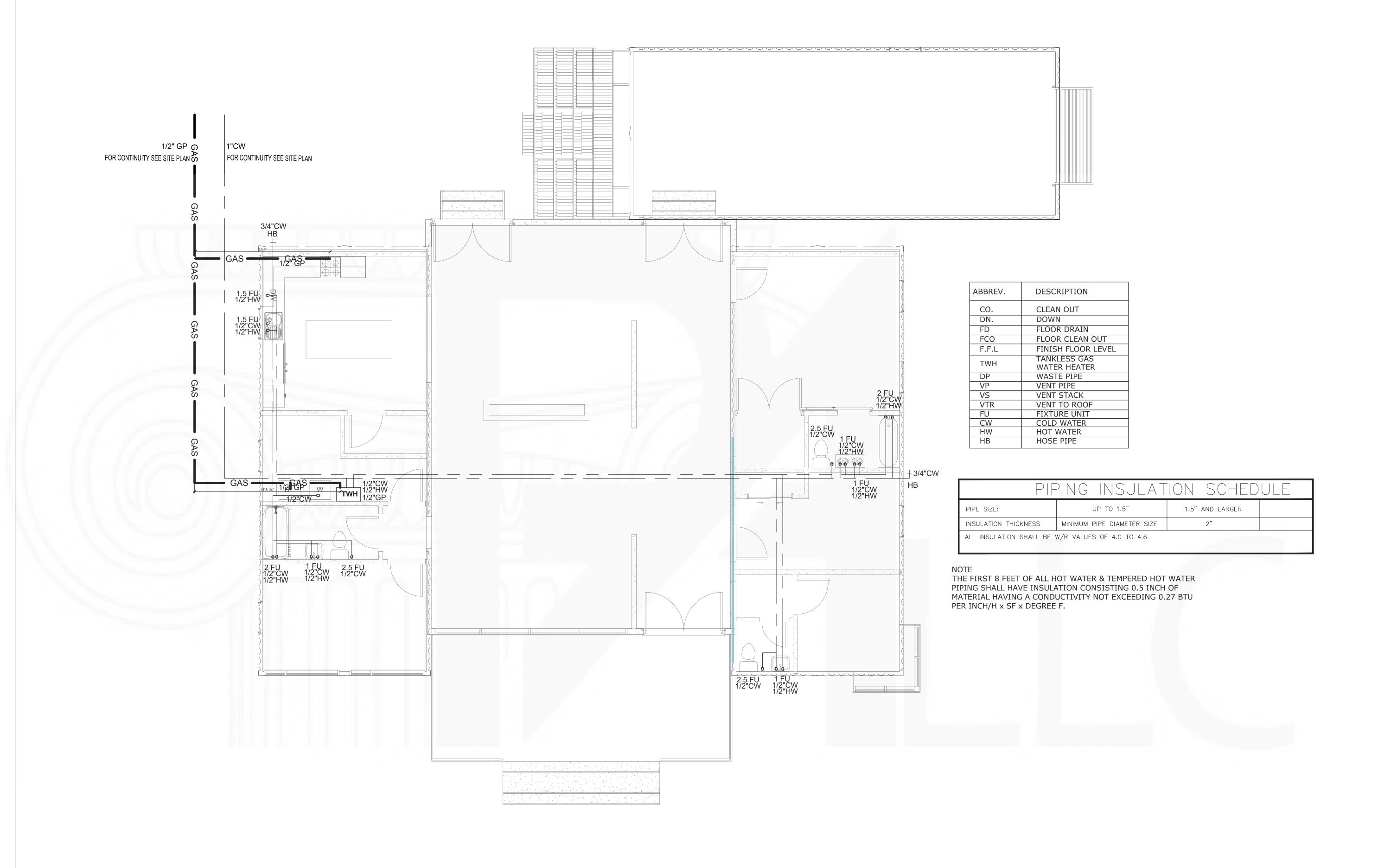
PLUMBING SPECS

NTC

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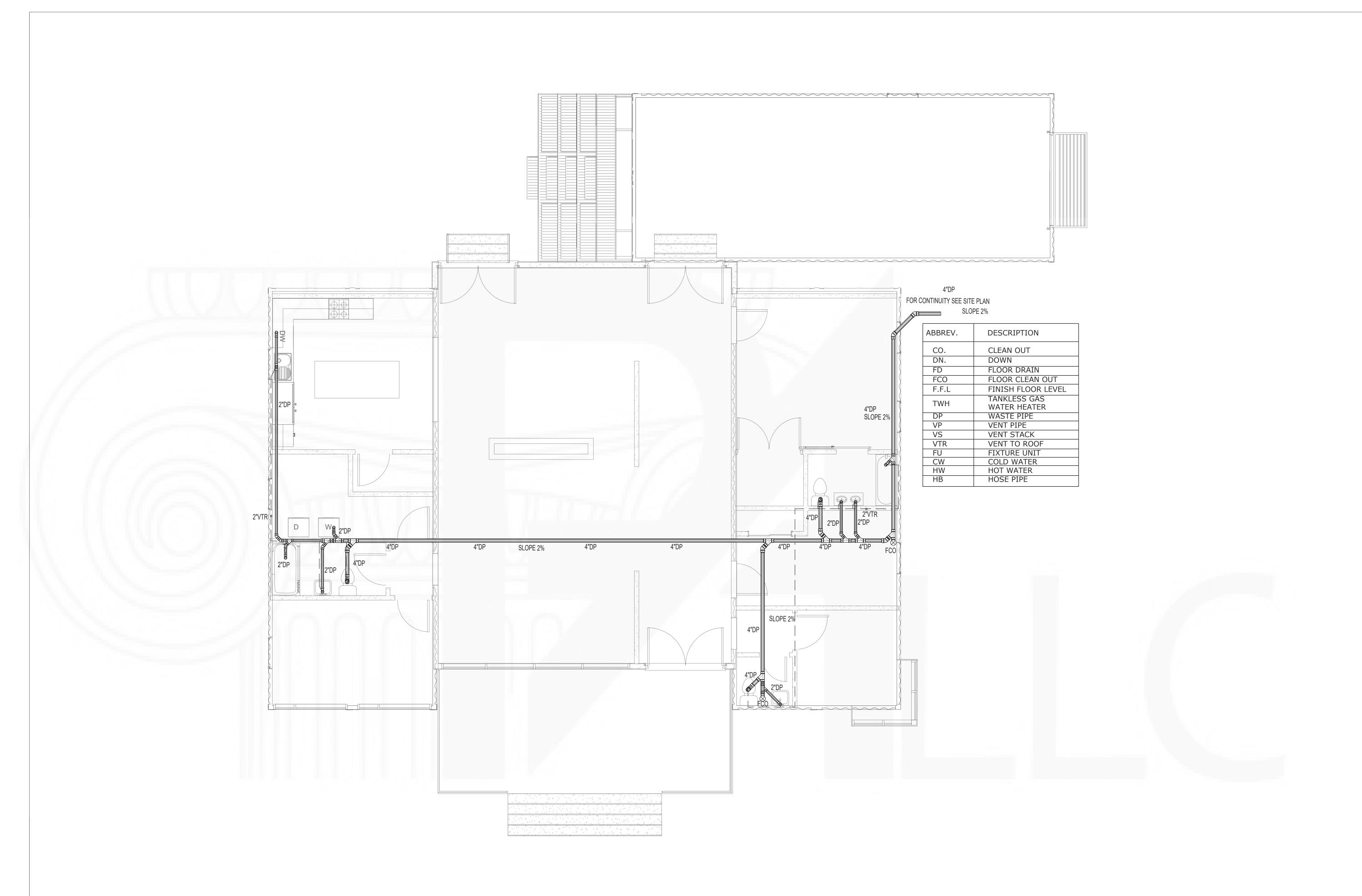
WATER SUPPLY PLAN

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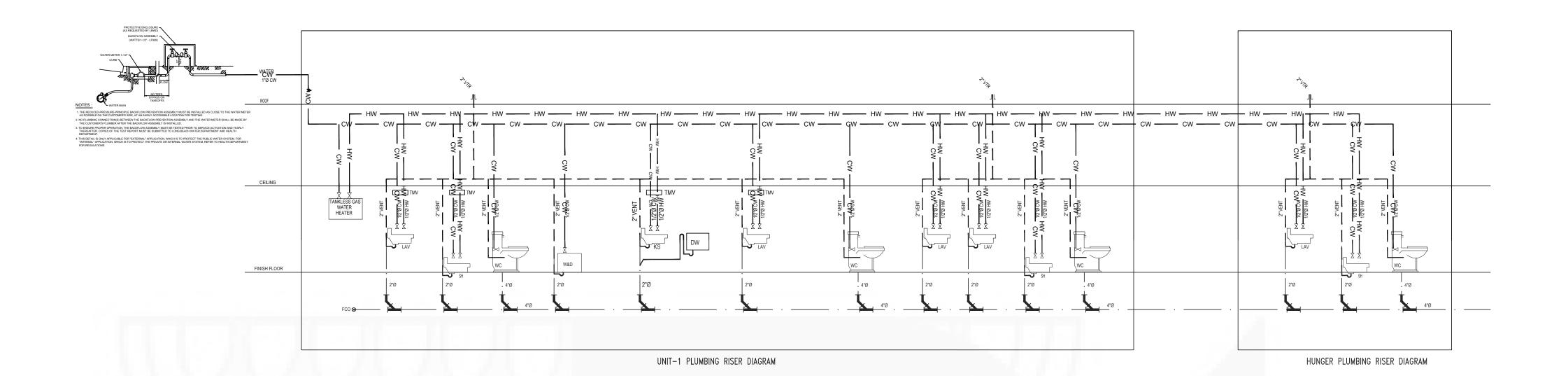
DRAINAGE PLAN

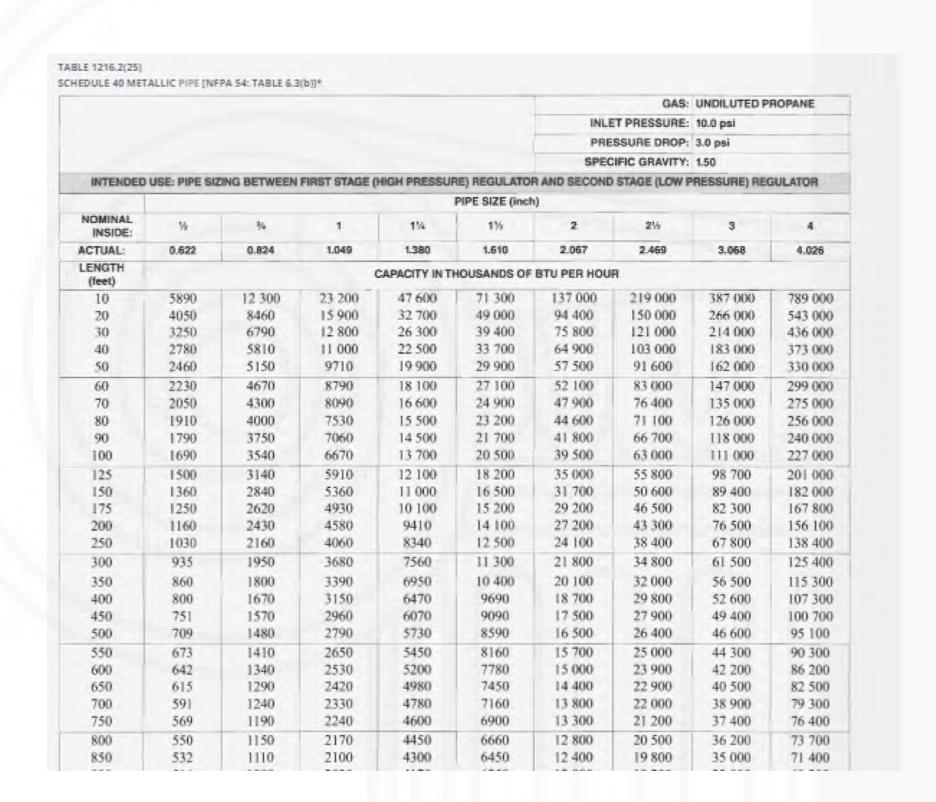
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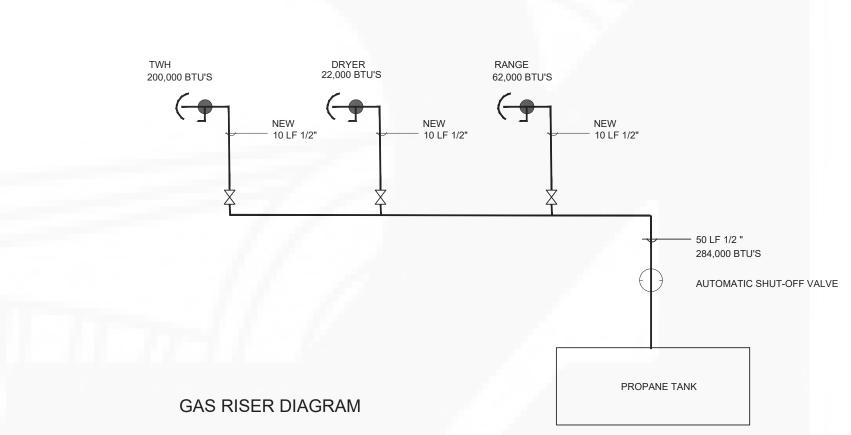
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P3.0







WASTE F.U. (SAN) WASTE F.U. (GREASE) WATER CLOSET (Private)	COLD WATER	HOT WATER		
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clothes washer (private) 3 3 0	3 0	3	0	
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clothes washer (Public) 1 3 3 3 0	4 4		0	
OTHERS 2 2 0 0	1 0		0	

ITEM	FIXTURE	TRAP	COLD WATER	HOT WATER	WASTE	VENT	DESCRIPTION
WC	WATER CLOSET	-	1/2"	-	3"	2"	1.28 GPM EFECTIVE FLUSH TANK VERIFY SELECTION W/ ARCH/OWNER
LAV	LAVATORY SINK	1-1/2"	1/2"	1/2"	2"	2"	1.2 GPM VERIFY SELECTION W/ ARCH/OWNER
KS	KITCHEN SINK	1-1/2"	1/2"	1/2"	2"	2"	1.8 GPM VERIFY SELECTION W/ ARCH/OWNER
LS	LAUDRY SINK	1-1/2"	1/2"	1/2"	2"	2"	1.8 GPM VERIFY SELECTION W/ ARCH/OWNER
TUB	BATHTUB	1-1/2"	1/2"	1/2"	2"	2"	SELECTION W/ ARCH/OWNER
SH	SHAWER	1-1/2"	1/2"	1/2"	2"	2"	SELECTION W/ ARCH/OWNER
DW	DISH WASHER	-	-	1/2"	-	_	SELECTION W/ ARCH/OWNER, ENERGY-STAR CERTIFIED
W/D	WASHER/DRYER	-	1/2"	1/2"	2"	-	SELECTION W/ ARCH/OWNER, ENERGY-STAR CERTIFIED
FD	FLOOR DRAIN	-	1/2"	-	,-	-	WATTS DRAINAGE FD-320-Y EPOXY COATED CAST IRON AREA DRAIN WITH ANCHOR FLANGE, WEEPHOLES, 8"DIAMETER FIXED TOP WITH HEEL PROOF DUCTILE IRON GRATE, AND NO HUB (STANDARD) OUTLET
FS	FLOOR SINK	-	1/2"	-	-	-	WATTS DRAINAGE FS-780 12" SQUARE X 6" DEEP 14 GA. TYPE 304 STAINLESS STEEL SANITARY FLOOR SINK WITH LOOSE SET CAST STAINLESS STEEL GRATE, DOME BOTTOM STRAINER, AND NO HUB (STANDARD) OUTLET.
FCO	FLOOR CLEAN OUT	-	-	-	-	-	WATTS DRAINAGE CO-200-S EPOXY COATED CAST IRON FLOOR CLEANOUT WITH 5"X5" SQUARE ADJUSTABLE GASKETED NICKEL BRONZE TOP, REMOVABLE GAS TIGHT GASKETED BRASS CLEANOUT PLUG, AND NO HUB (STANDARD) OUTLET.
НВ	HOSE BIBB	-	1/2"	-	-	-	SELECTION W/ ARCH/OWNER, PROVIDE ANTI-SIPHONE DEVICE

WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi
Kitchen faucets	1.5 gpm @ 60 psi
Wash fountains	1.8 gpm for every 20 in. of rim space @60 psi
Metering faucets	0.2 gallons/cycle
Metering faucets for wash fountains	0.2 gpm for every 20 in. of rim space @ 60 ps
Gravity tank type water closets	1.28 gallons/flushs
Flushometer tank water closets	1.28 gallons/flushs
Flushometer valve water closets	1.28 gallons/flush6
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

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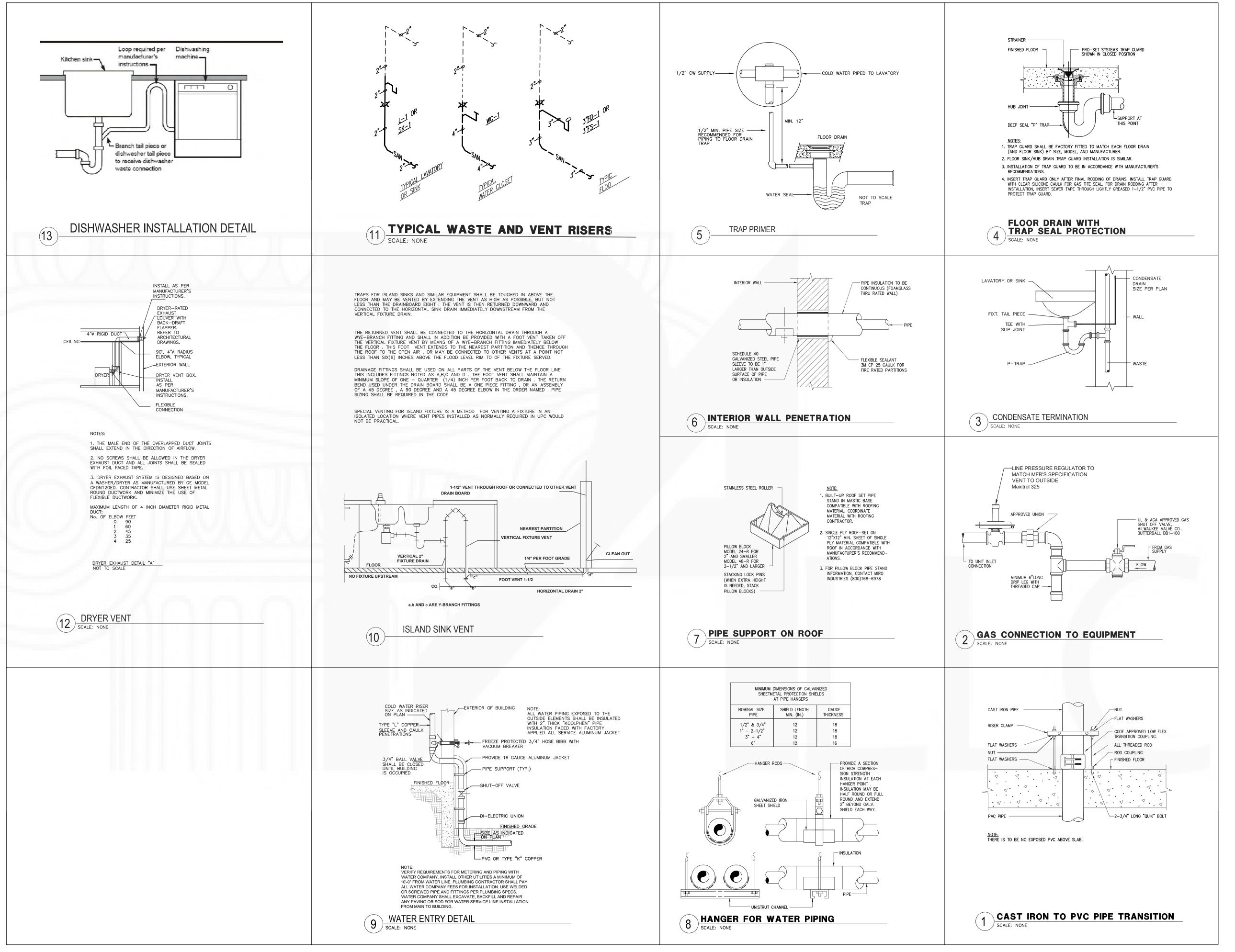
DRAINAGE PLAN

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PLUMBING
INSTALLATION DETAILS
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TANKLESS HIGH EFFICIENCY CONDENSING WATER HEATERS

Ultra-Low NOx gas tankless water heaters with condensing technology featuring an unprecedented 0.95 Energy Factor which lowers operating costs and is environmentally friendly.

Air-Fuel Ratio (AFR) Sensor

Overheat Cut-Off Fuse

SYSTEM

Venting.

Pipe Cover

Neutralizer Kit

Isolation Valve Kits

Concentric Termination

(540 Model Only)

in residential applications

in commercial applications

5-year warranty on all parts

6-year limited warranty on heat exchanger

ACCESSORIES

• Exhaust & Water Temperature Safety

INTERNAL FREEZE PROTECTION

POWER DIRECT VENT DESIGN

Category III or IV venting can be used

4" PVC Venting up to 100 Feet

• Exhaust, 3" PVC Venting up to 70 Feet or

• Provides flexible venting with PVC, CPVC,

FEATURES:

CONTINUOUS MAXIMUM FLOW RATES UP TO 10.0 GPM **ENERGY STAR® QUALIFIED**

AVAILABLE IN NATURAL GAS OR PROPANE (LP)

540 MODELS

- Can be used in residential and commercial applications
- Easy-link up to 4 heaters Multi-link up to 20 heaters
- INDOOR MODEL Includes integrated temperature controls and advanced diagnostics to simplify
- troubleshooting Factory-installed power cord
- OUTDOOR MODEL Includes a wall mount temperature remote
- controller and advanced diagnostics to simplify troubleshooting **DURABLE HEAT EXCHANGER:**
- a commercial-grade copper that is more resilient to erosion. Copper is 25x better at heat transfer than stainless steel thus stabilizing outgoing water temperatures Secondary Heat Exchanger is made of Type

Primary heat exchanger is constructed of

316L Stainless Steel to protect against COMMON VENT UP TO 8 UNITS

COMPLIES WITH LEAD FREE

STANDARDS

INDOOR MODELS SAFETY FEATURES:











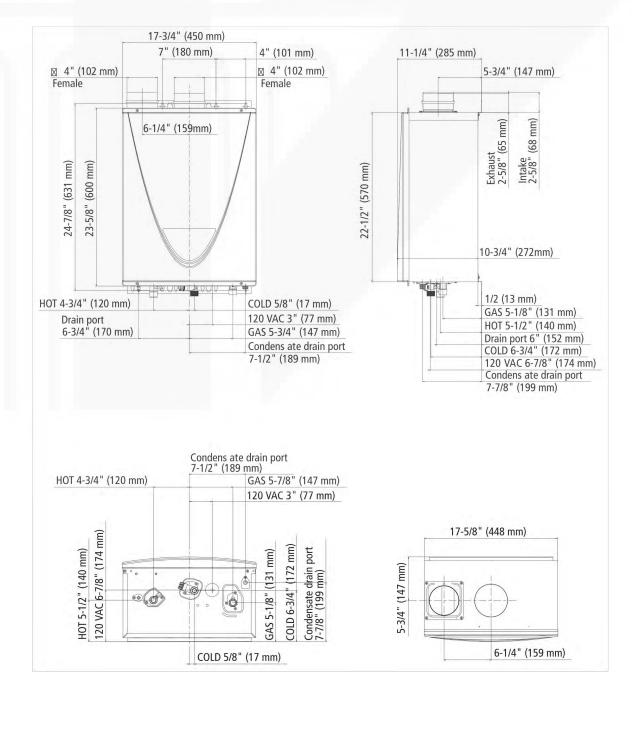
ANSI Z21.10.3 CSA 4.3

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Residential / Commercial Gas Tankless Water Heaters

INDOOR MODEL



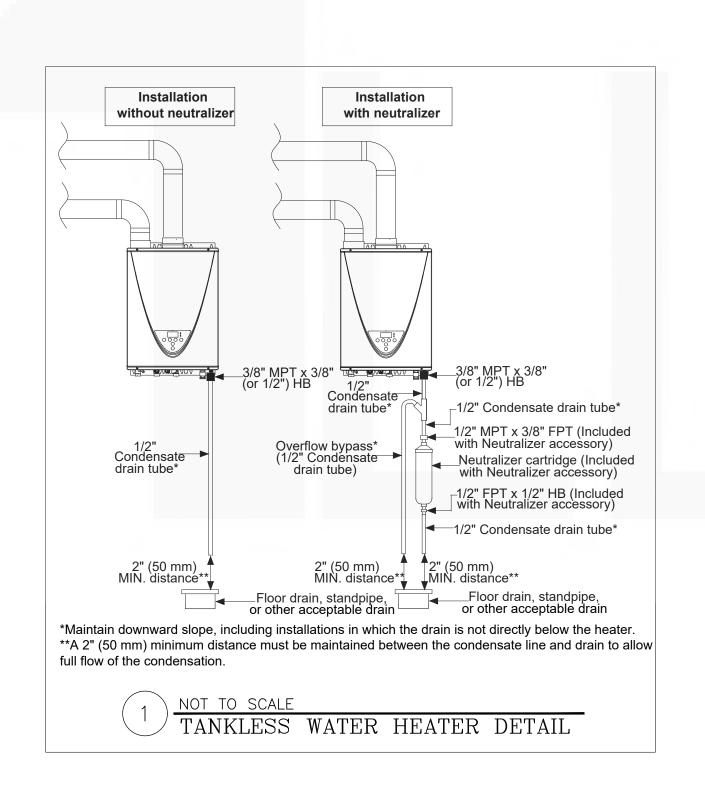


TANKLESS HIGH EFFICIENCY CONDENSING MODELS

Model Number		Gas Consumption Input		Inlet Gas Pressure		Energy	B. 4 - 7 - 5	U-4/C-14	Con	Dimensions in Inche		Inches	Unit
	Туре	Minimum BTU/H	Maximum BTU/H	Minimum in. W.C.	Maximum in. W.C.	Factor (EF)	Maximum GPM*	Hot/Cold Connections	Gas Connection	Height	Width	Depth	Weight (lbs)
Indoor Mode	ls												
ATI-240H-N	Natural	15,000	160,000	4.0	10.5	0.95	6.6	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	58
ATI-240H-P	Propane	13,000	160,000	8.0	14.0	0.95	6.6	3/4" NPT	3/4" NPT	23-5/9	17-3/4	11-1/4	58
ATI-340H-N	Natural	15,000	180,000	4.0	10.5	0.95	8	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	58
ATI-340H-P	Propane	13,000	180,000	8.0	14.0	0.95	8	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	58
ATI-540H-N	Natural	15,000	199,000	4.0	10.5	0.95	10	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	59
ATI-540H-P	Propane	13,000	199,000	8.0	14.0	0.95	10	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	59
Outdoor Mod	dels												
ATO-240H-N	Natural	15,000	160,000	4.0	10.5	0.95	6.6	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	58
ATO-240H-P	Propane	13,000	160,000	8.0	14.0	0.95	6.6	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	58
ATO-340H-N	Natural	15,000	180,000	4.0	10.5	0.95	8	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	58
ATO-340H-P	Propane	13,000	180,000	8.0	14.0	0.95	8	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	58
ATO-540H-N	Natural	15,000	199,000	4.0	10.5	0.95	10	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	59
ATO-540H-P	Propane	13,000	199,000	8.0	14.0	0.95	10	3/4" NPT	3/4" NPT	23-5/8	17-3/4	11-1/4	59

*Current numbers based on factory testing; 0.5 GPM for activation; 0.4 GPM required for continuous fire after initial ignition. Indoor models are certified from sea level to 10,100 ft. elevations. Outdoor models are certified from sea level to 6,000 ft. elevations.

AOSRG46835



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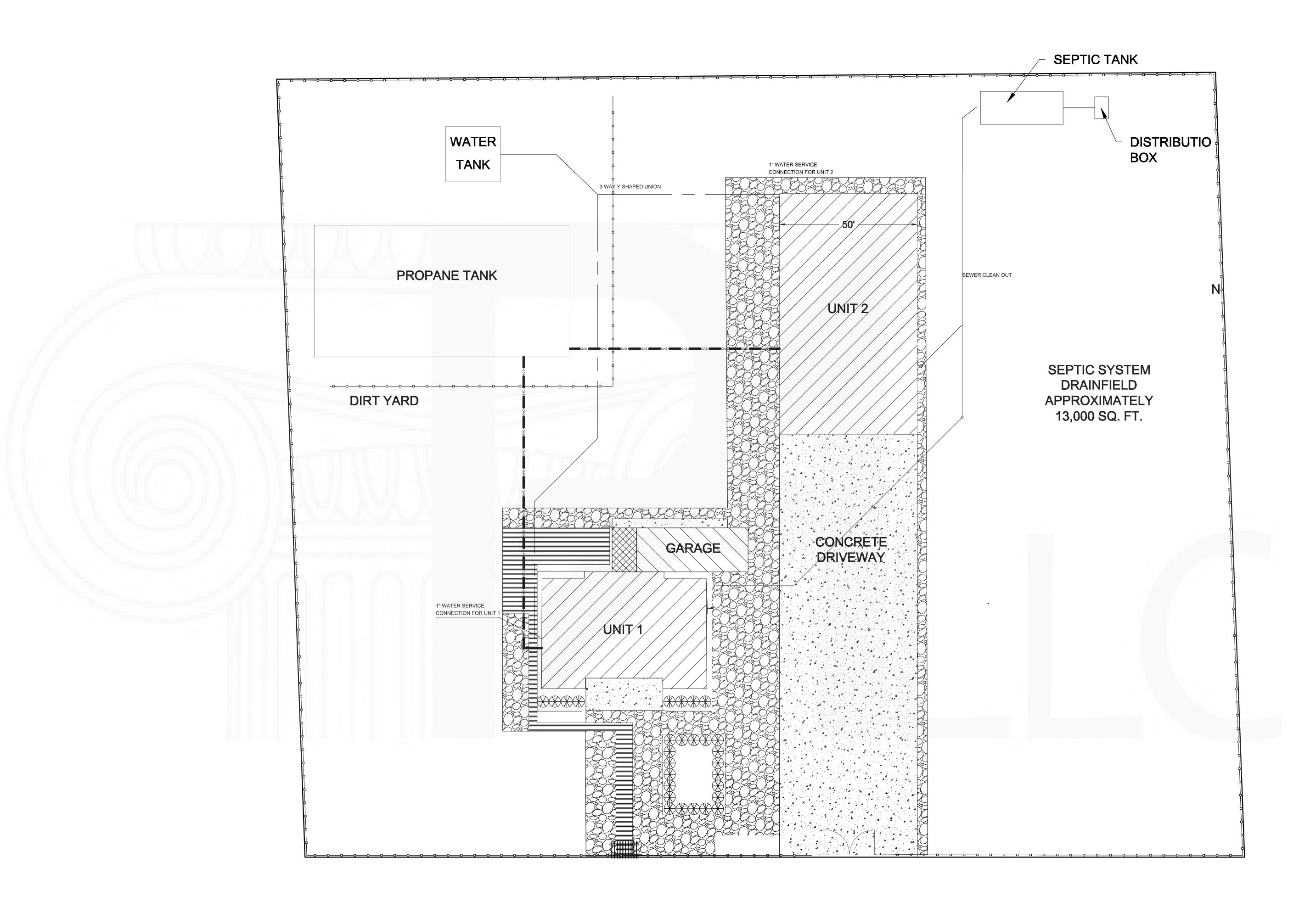
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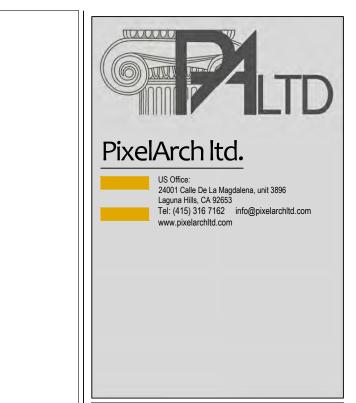
WATER HEATER DETAILS

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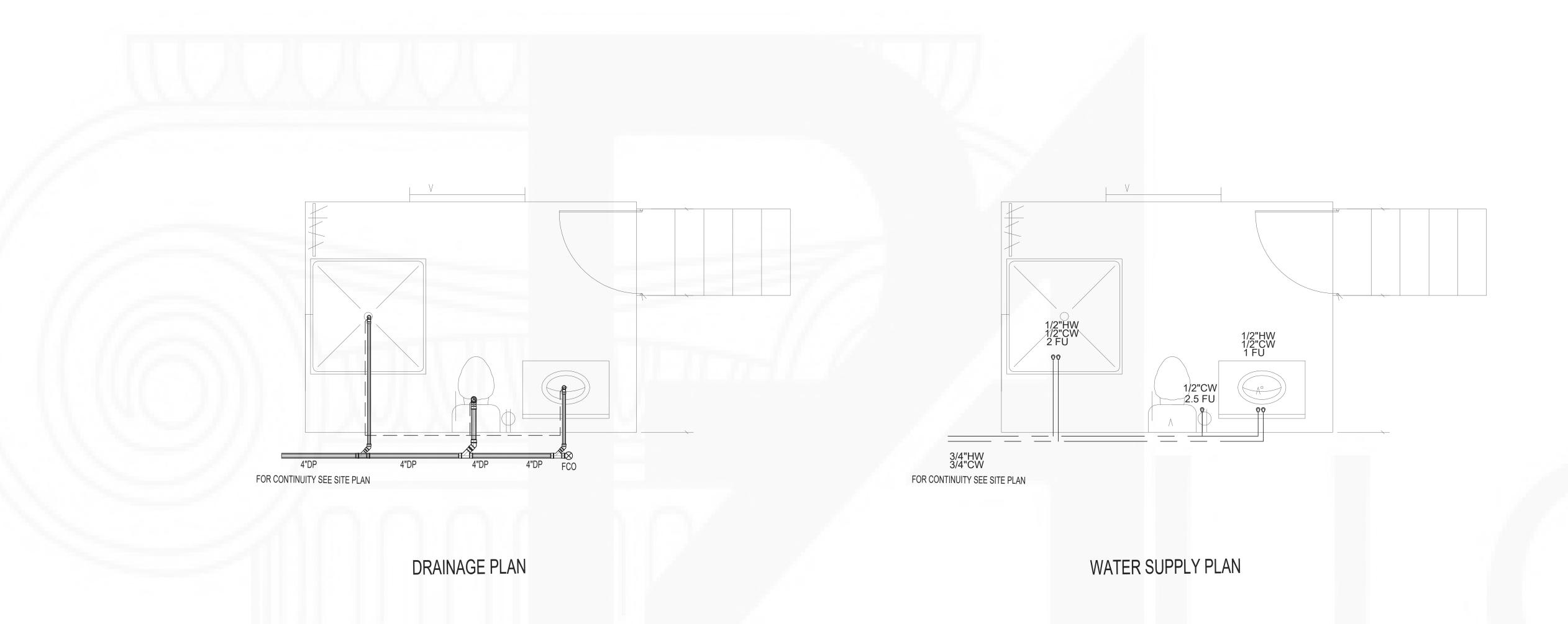
Drawing

SITE PLAN

1/16"=1'-0"

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HANGER PLUMBING PLAN

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